

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

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

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

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

Approved by the City Commission of the City of North Port, Florida on _____, 20__.

CITY OF NORTH PORT, FLORIDA

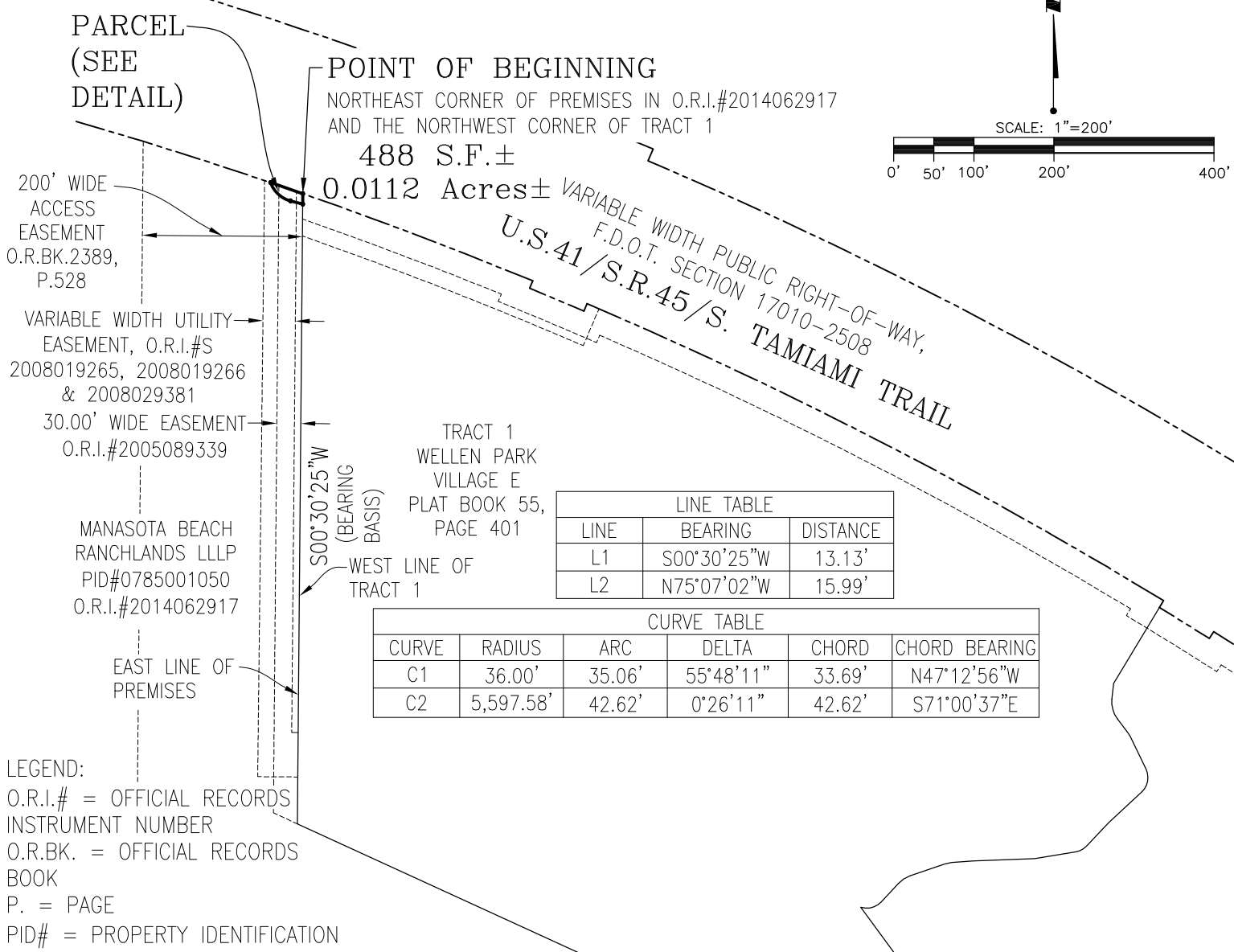
PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

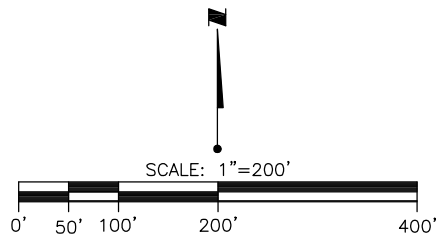
APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY



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

488 S.F.±
 0.0112 Acres±



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

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

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

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

EAST LINE OF PREMISES

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

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY,
 F.D.O.T. SECTION 17010-2508
 U.S.41/S.R.45/S. TAMiami TRAIL

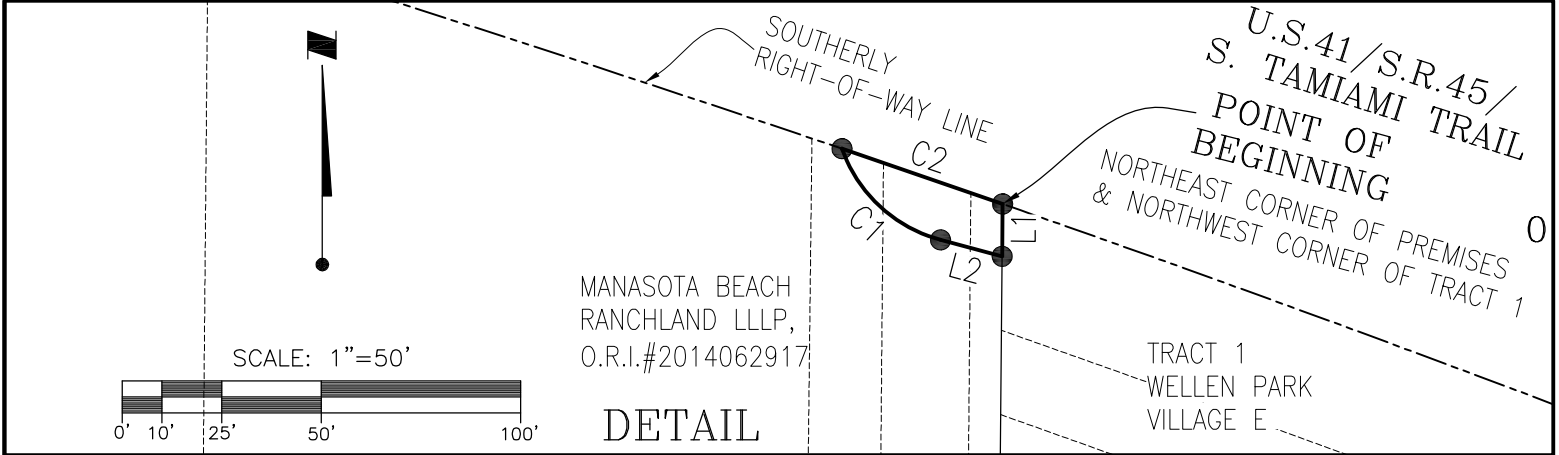
TRACT 1
 WELLEN PARK VILLAGE E
 PLAT BOOK 55, PAGE 401

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

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

S00°30'25"W
 (BEARING BASIS)

WEST LINE OF TRACT 1



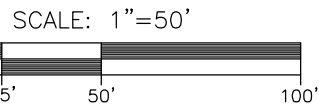
SOUTHERLY RIGHT-OF-WAY LINE

U.S.41/S.R.45/S. TAMiami TRAIL
POINT OF BEGINNING

NORTHEAST CORNER OF PREMISES & NORTHWEST CORNER OF TRACT 1

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

TRACT 1
 WELLEN PARK VILLAGE E



DETAIL

SEE SHEET 2 FOR DESCRIPTION

AREA 1

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

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

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



Stantec
 6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

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

Exhibit A

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

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

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

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

NOTES:

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

06/24/2022

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

Date of Signature

SEE SHEET 1 FOR SKETCH & LINE TABLES

AREA 1

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

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

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



Stantec

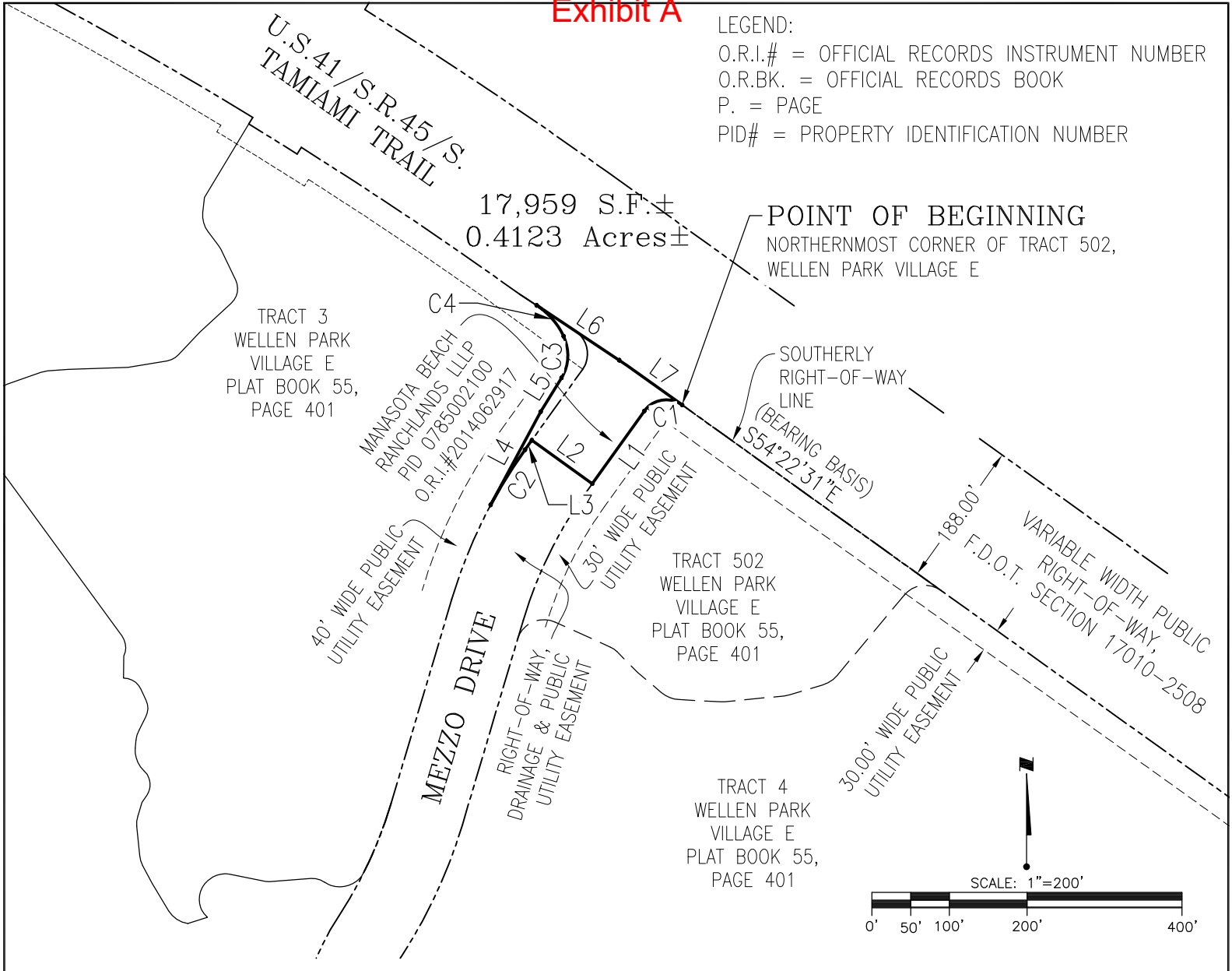
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

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

Exhibit A

LEGEND:

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



17,959 S.F.±
0.4123 Acres±

POINT OF BEGINNING

NORTHERNMOST CORNER OF TRACT 502,
WELLEN PARK VILLAGE E

TRACT 3
WELLEN PARK
VILLAGE E
PLAT BOOK 55,
PAGE 401

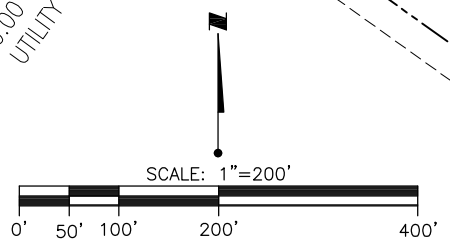
MANASOTA BEACH
RANCHLANDS LLLP
PID 0785002100
O.R.I.#2014062917

SOUTHERLY
RIGHT-OF-WAY
LINE
(BEARING BASIS)
S54°22'31"E

TRACT 502
WELLEN PARK
VILLAGE E
PLAT BOOK 55,
PAGE 401

188.00'
F.D.O.T. SECTION 17010-2508
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY

TRACT 4
WELLEN PARK
VILLAGE E
PLAT BOOK 55,
PAGE 401



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

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

SEE SHEET 2 FOR DESCRIPTION

AREA 2

FOR: MANASOTA BEACH RANCHLANDS, LLLP

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

Jun 23, 2022 - 12:59:12 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215616466\215616466v-sk0002.dwg

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



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0002	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0002	REV:
----------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	--	------

Exhibit A

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

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

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

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

NOTES:

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

06/24/2022

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

Date of Signature

SEE SHEET 1 FOR SKETCH & LINE TABLES

AREA 2

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

Jun 23, 2022 - 12:59:12 JBRANNON\C:\Users\jbrannon\Documents\drive\2156\active\215616466\215616466v-sk0002.dwg

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

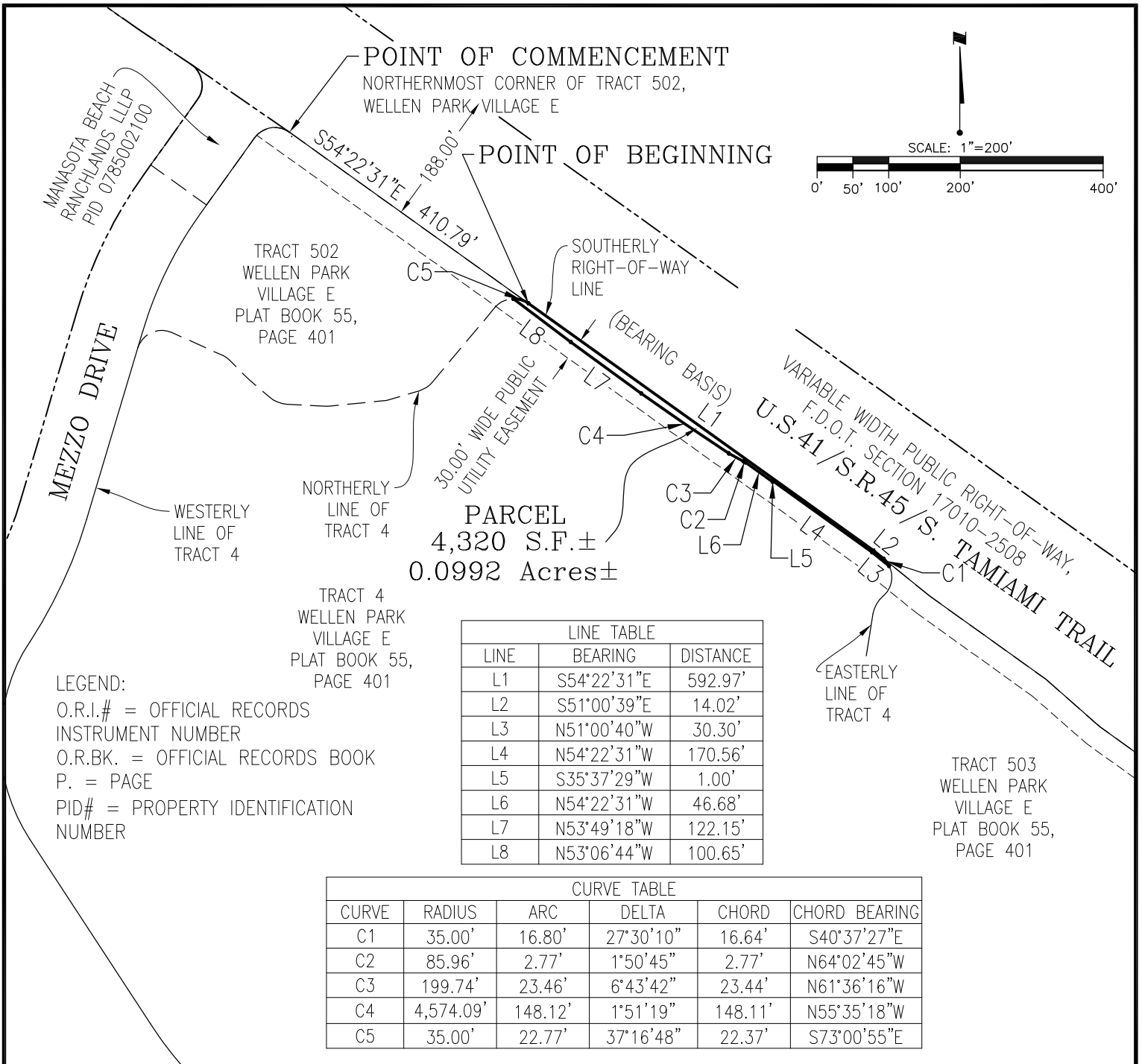


Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0002	PROJECT NO: 215616466	SHEET 2 OF 2	DRAWING INDEX NO: 215616466v-sk0002	REV:
----------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	--	------

Exhibit A



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

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

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

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

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

Date of Signature

SEE SHEET 2 FOR DESCRIPTION

AREA 3

FOR: MANASOTA BEACH RANCHLANDS, LLLP

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

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

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



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215616466v-sk0003	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0003	REV:
----------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	--	------

Exhibit A

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

A parcel of land being portions of Tract 4 of Wellen Park Village E as recorded in Plat Book 55, Page 401 in the Public Records of Sarasota County, Florida and lying in Section 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

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

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

SEE SHEET 1 FOR SKETCH & LINE/CURVE TABLES

AREA 3

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

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

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



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

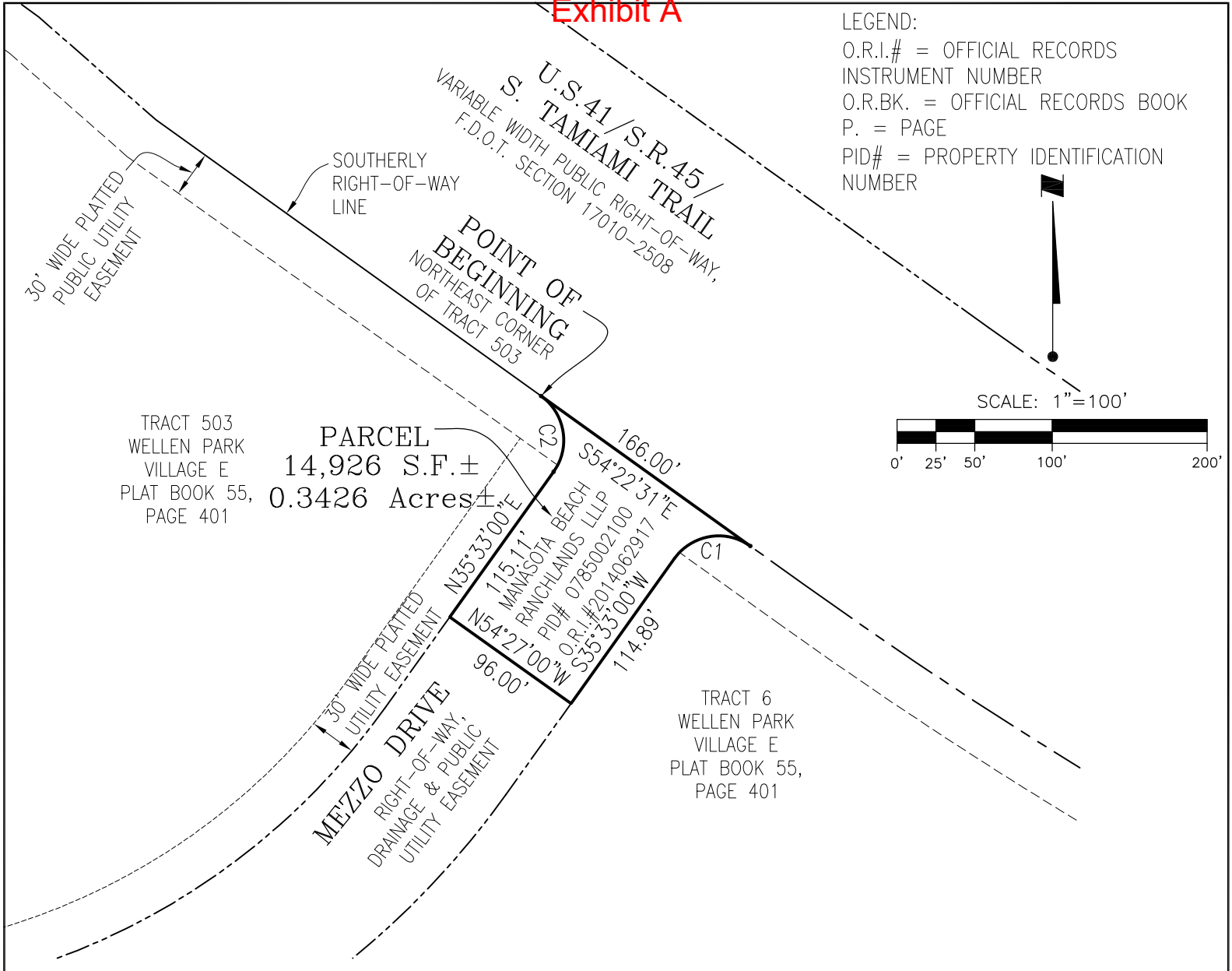
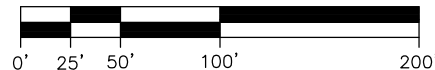
TASK CODE: 310.10	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215616466v-sk0003	PROJECT NO: 215616466	SHEET 2 OF 2	DRAWING INDEX NO: 215616466v-sk0003	REV:
----------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	--	------

LEGEND:

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



SCALE: 1"=100'



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

SEE SHEET 2 FOR DESCRIPTION

AREA 4

FOR: MANASOTA BEACH RANCHLANDS, LLLP

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

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

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



Stantec
 6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0004	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0004	REV:
----------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	--	------

Exhibit A

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

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

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

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

NOTES:

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

06/29/2022

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

Date of Signature

SEE SHEET 1 FOR SKETCH & LINE TABLES

AREA 4

FOR: MANASOTA BEACH RANGLANDS, LLLP

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

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

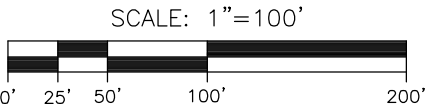
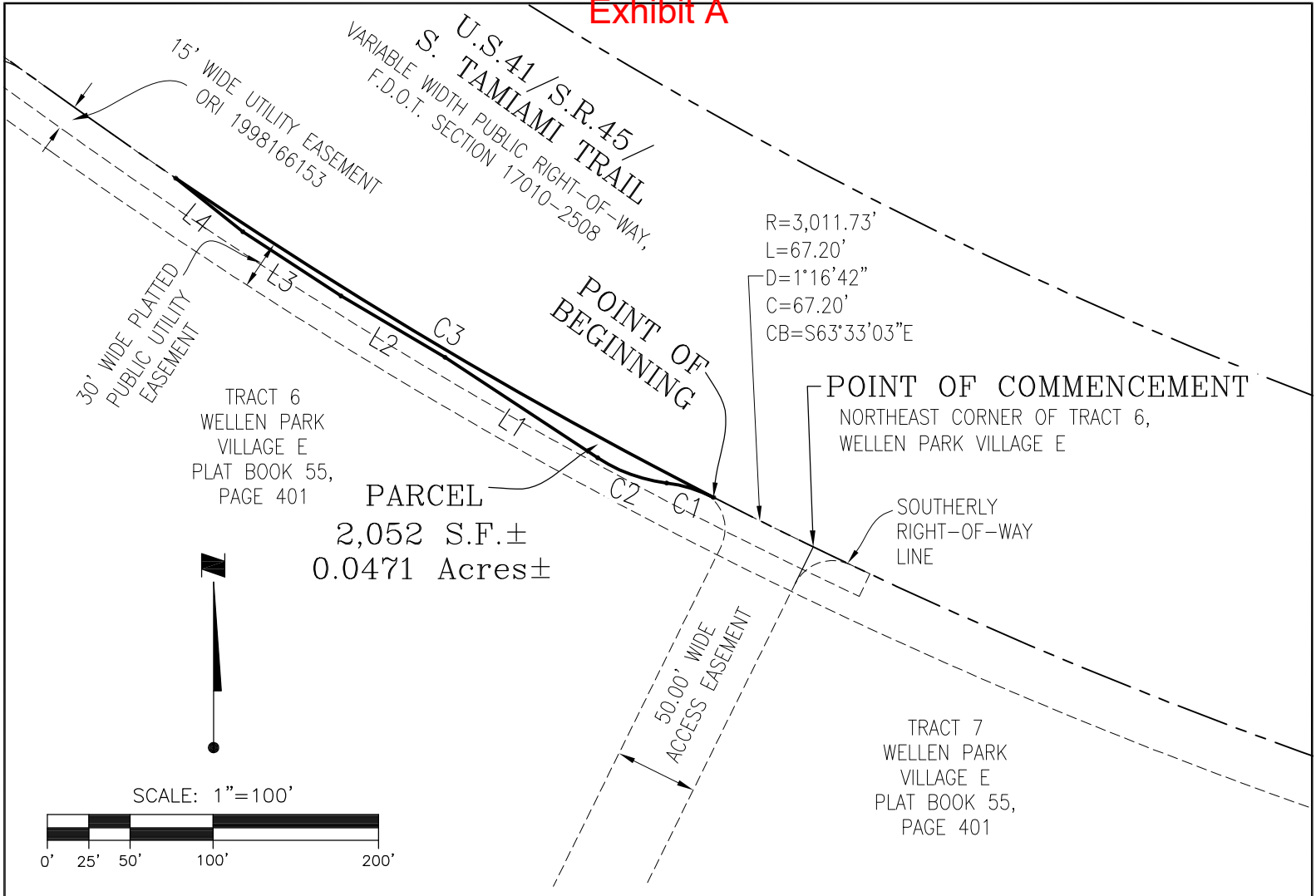
SKETCH & DESCRIPTION OF
A PARCEL OF LAND LYING IN
SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215616466v-sk0004	PROJECT NO: 215616466	SHEET 2 OF 2	DRAWING INDEX NO: 215616466v-sk0004	REV:
----------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	--	------



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

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

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

SEE SHEET 2 FOR DESCRIPTION

AREA 5

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

Jun 29, 2022 - 11:10:49 BCUNNINGHAM|v:\2156\active\215616466\survey\drawing\mbrl-to-wvid\215616466v-sk0005.dwg

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

Stantec
 6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

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

Exhibit A

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

A parcel of land in and being a portion of Tract 6, Wellen Park, Village E as recorded in Plat Book 55, Page 401 in the Public Records of Sarasota County, Florida and lying in Section 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

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

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

NOTES:

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

06/29/2022

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

Date of Signature

SEE SHEET 1 FOR SKETCH & CURVE/LINETABLES

AREA 5

FOR: MANASOTA BEACH RANCLANDS, LLLP

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

Jun 29, 2022 - 11:10:49 BCUNNINGHAM\V:\2156\active\215616466\survey\drawing\mbri-to-wvid\215616466v-sk0005.dwg

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

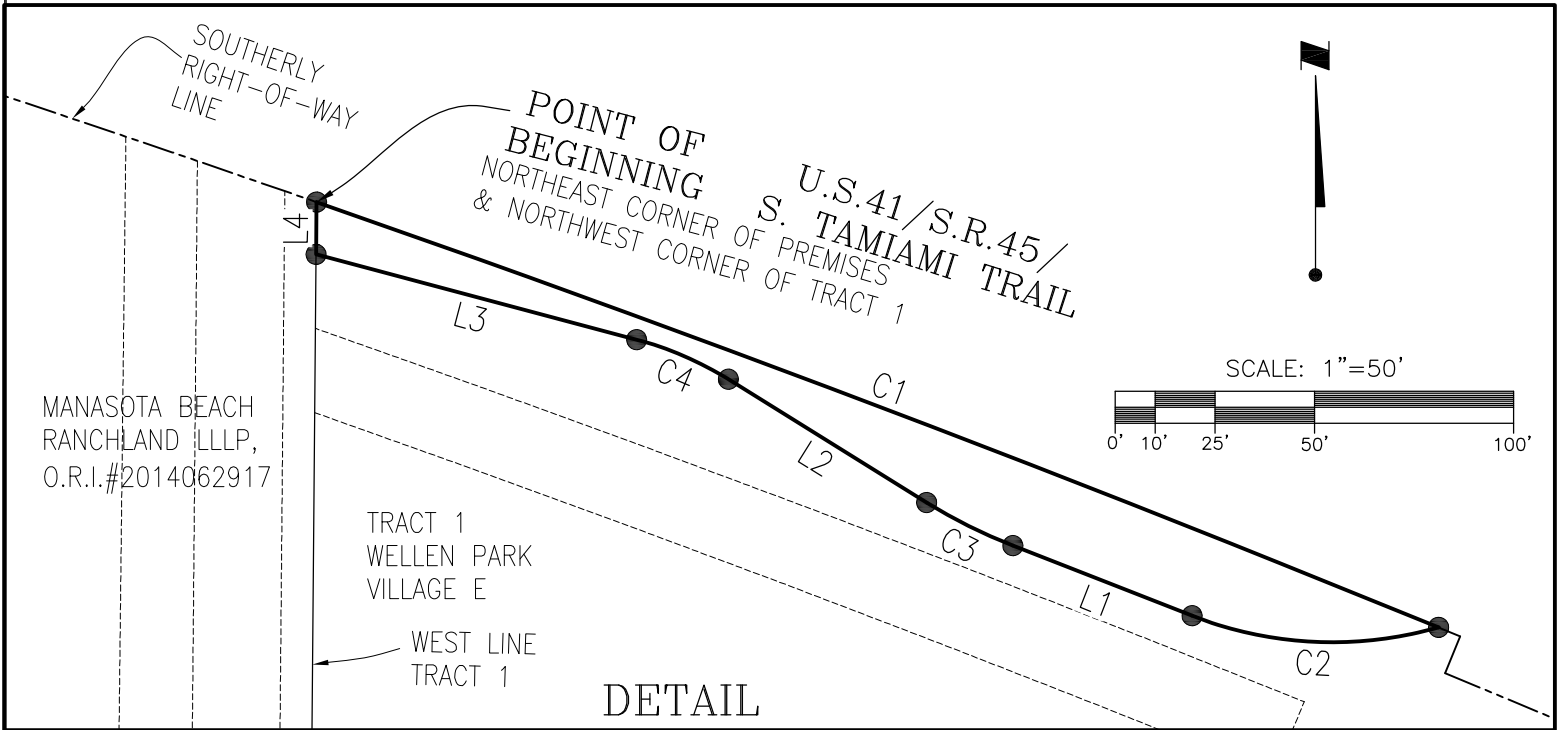
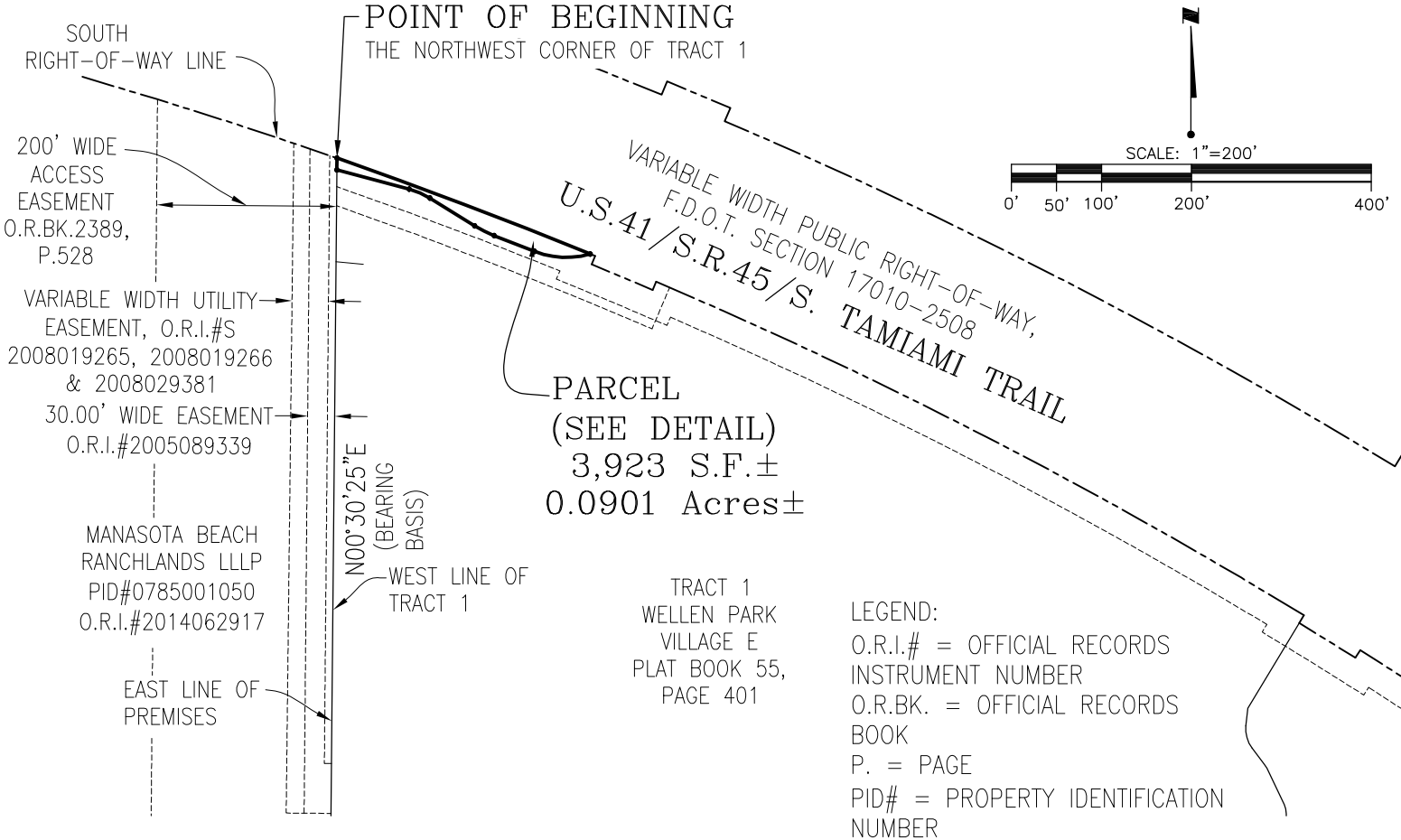


Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 310.10	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215616466v-sk0005	PROJECT NO: 215616466	SHEET 2 OF 2	DRAWING INDEX NO: 215616466v-sk0005	REV:
----------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	--	------

Exhibit A



SEE SHEET 2 FOR CURVE/LINE TABLES AND DESCRIPTION
FOR: MPG MANASOTA BEACH LLC

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

AREA 6

Jun 29, 2022 - 13:16:24 BCUNNINGHAM\V:\2156\active\215616466\survey\drawing\wvid-to-fdot\215616466v-sk0006.dwg

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

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

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

Exhibit A

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

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

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

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

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

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

NOTES:

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

06/29/2022

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

Date of Signature

SEE SHEET 1 FOR SKETCH

AREA 6

FOR: MPG MANASOTA BEACH LLC

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

Jun 29, 2022 - 13:16:24 BCUNNINGHAM\2156\active\215616466\survey\drawing\wvid-to-fdot\215616466v-sk0006.dwg

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



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

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