

WELLEN PARK DOWNTOWN TRACTS 6 & 9 REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MAIN STREET RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement." Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, 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 "Utility Easement." All utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or 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 by the Company or the District.

DRAINAGE EASEMENTS – The undersigned, MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership, 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.

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.

The Declaration of Covenants, Conditions, Easements, and Restrictions for Wellen Park Commercial Centers (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.

Tract 301 is a right of way and District property under the terms of the Declaration, the maintenance and use of which will be governed by the Declaration.

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 _____ of the Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2022.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Engineer
Registration No. _____

Date

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

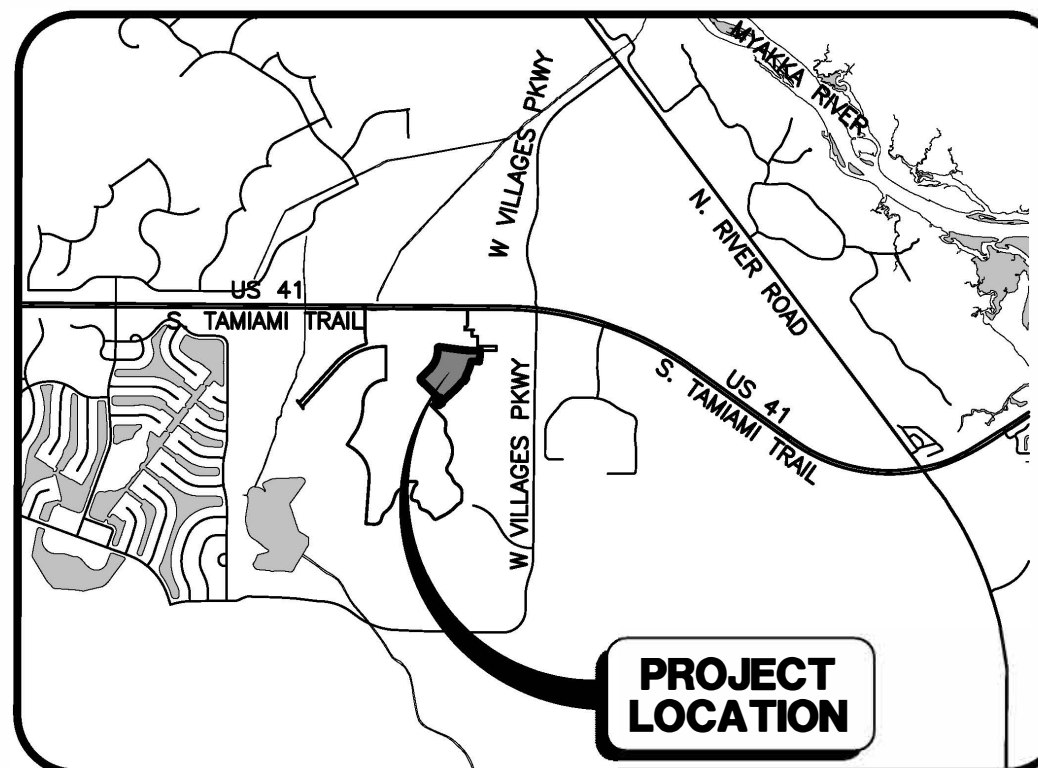
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes and with the current subdivision ordinance of the City of North Port.

City Surveyor
Florida Certificate No. _____

Date

A COMMERCIAL SUBDIVISION AND REPLAT OF
TRACTS 6 & 9 OF WELLEN PARK DOWNTOWN
PHASE 1 RECORDED IN PLAT BOOK 54, PAGE
331 OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA, AND LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY, FLORIDA



SITE MAP

NOT TO SCALE

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this _____ day of _____, A.D., 2022.

Mayor, North Port City Commission

City Clerk, attest

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Attorney, City of North Port

Date

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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By: _____
Chairperson

CERTIFICATE OF SURVEYOR

I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, that the plat complies with all the survey requirements of Chapter 177, Part One, Florida Statutes and that the Permanent Reference Monuments (PRM's) have been installed. The Permanent Control Points, Lot Corners and Benchmarks will be installed and certified by an official affidavit.

Stantec Consulting Services, Inc. L.B.#7866

By: _____
Joseph R. Jasper P.S.M.
Florida Certificate #7168

Date: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "WELLEN PARK DOWNTOWN TRACTS 6 & 9 REPLAT," and does hereby grant, convey and dedicate said Plat for record.

The Company do hereby state and declare the following:

1. The Company does hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.
2. The undersigned, MAIN STREET RANCHLANDS, LLLP, a Florida limited liability partnership, as the fee simple owner of the lands platted herein, intends to dedicate and convey Tract 301 in fee simple to the West Villages Improvement District in fee simple.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed in its name, this _____ day of _____ A.D., 2022.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

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

By: _____
Name: _____
As its: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

Signature of Notary Public

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication of and perpetual maintenance obligation for Tract 301, as shown on this plat, and hereby accepts the dedication of the Drainage and Public Utility Easement(s) 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.

Notary Public

Personally Known OR _____ Produced Identification
Type of Identification Produced _____



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

WELLEN PARK DOWNTOWN TRACTS 6 & 9 REPLAT

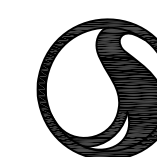
A COMMERCIAL SUBDIVISION AND
REPLAT OF TRACTS 6 & 9 OF
WELLEN PARK DOWNTOWN PHASE 1
RECORDED IN PLAT BOOK 54,
PAGE 331 OF THE PUBLIC
RECORDS OF SARASOTA COUNTY,
FLORIDA, AND LYING IN SECTION
32, TOWNSHIP 39 SOUTH, RANGE
20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

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

A tract of land including Tract 6 and 9 of Wellen Park Downtown Phase 1, recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida, lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the northeast corner of Tract 9 of Wellen Park Downtown Phase 1, recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida; thence N.90°00'00"E. along the southerly line of Sunglow Boulevard (Tract 300, Wellen Park Downtown Phase 1), a distance of 279.87 feet to the westerly line of West Villages Marketplace recorded in Plat Book 53, Page 140 of said Public Records; the following nine (9) calls are along said westerly line of West Villages Marketplace: (1) thence S.00°39'33"W., a distance of 70.89 feet; (2) thence N.89°20'27"W., a distance of 78.39 feet to a point of curvature of a curve to the left having a radius of 60.64 feet and a central angle of 45°39'33"; (3) thence Westerly along the arc of said curve, a distance of 48.33 feet, to the point of tangency of said curve; (4) thence S.45°00'00"W., a distance of 258.71 feet; (5) thence S.45°00'00"E., a distance of 125.66 feet; (6) thence S.45°00'00"W., a distance of 35.00 feet; (7) thence S.45°00'00"E., a distance of 67.52 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 45°00'00"; (8) thence Southeasterly along the arc of said curve, a distance of 27.49 feet, to the point of tangency of said curve; (9) thence S.00°00'00"E., a distance of 127.32 feet; thence S.90°00'00"W., a distance of 11.97 feet to a point of curvature of a curve to the right having a radius of 566.67 feet and a central angle of 32°40'30"; thence Westerly along the arc of said curve, a distance of 323.16 feet, to the point of tangency of said curve; thence N.57°19'30"W., a distance of 26.71 feet; thence S.32°40'28"W., a distance of 66.66 feet to the point of curvature of a non-tangent curve to the left, having a radius of 25.00 feet and a central angle of 86°27'46"; thence Westerly along the arc of said curve, a distance of 37.73 feet, said curve having a chord bearing and distance of S.79°26'37"W., 34.25 feet, to the point of curvature of a reverse curve to the right having a radius of 920.33 feet and a central angle of 11°10'17"; thence Southwesterly along the arc of said curve, a distance of 179.44 feet, to the point of tangency of said curve; thence S.47°34'21"W., a distance of 309.89 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 80°52'36"; thence Southerly along the arc of said curve, a distance of 35.29 feet, to the end of said curve; thence S.56°41'45"W. along a line non-tangent to said curve, a distance of 69.33 feet to the point of curvature of a non-tangent curve to the left, having a radius of 954.67 feet and a central angle of 05°28'47"; thence Northwesterly along the arc of said curve, a distance of 91.30 feet, said curve having a chord bearing and distance of N.36°02'39"W., 91.27 feet, to the end of said curve; thence N.47°34'21"E. along the southeasterly line of Wellen Park Boulevard (Tract 300, Wellen Park Downtown Phase 1), a distance of 95.65 feet to the point of curvature of a non-tangent curve to the right, having a radius of 25.00 feet and a central angle of 91°56'55"; the following eleven (11) calls are along the boundary of Tract 6 of said Wellen Park Downtown Phase 1: (1) thence Westerly along the arc of said curve, a distance of 40.12 feet, said curve having a chord bearing and distance of N.86°27'12"W., 35.95 feet, to the point of curvature of a reverse curve to the left having a radius of 1,024.00 feet and a central angle of 04°31'16"; (2) thence Northwesterly along the arc of said curve, a distance of 80.80 feet, to the point of tangency of said curve; (3) thence N.45°00'00"W., a distance of 343.14 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (4) thence Northerly along the arc of said curve, a distance of 39.27 feet, to the point of tangency of said curve; (5) thence N.45°00'00"E., a distance of 239.29 feet to a point of curvature of a curve to the left having a radius of 433.33 feet and a central angle of 45°00'00"; (6) thence Northeasterly along the arc of said curve, a distance of 340.34 feet, to the point of tangency of said curve; (7) thence N.00°00'00"E., a distance of 41.32 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 95°25'21"; (8) thence Northeasterly along the arc of said curve, a distance of 41.64 feet, to the point of curvature of a compound curve to the right having a radius of 2,359.67 feet and a central angle of 02°18'09"; (9) thence Easterly along the arc of said curve, a distance of 94.83 feet, to the point of tangency of said curve; (10) thence S.82°16'29"E., a distance of 260.87 feet to a point of curvature of a curve to the left having a radius of 2,040.33 feet and a central angle of 07°43'31"; (11) thence Easterly along the arc of said curve and along the southerly line of Sunglow Boulevard (Tract 300, Wellen Park Downtown Phase 1) and along the north line of abovementioned Tract 9, a distance of 275.10 feet, to the point of tangency of said curve; thence N.90°00'00"E., a distance of 89.89 feet to the POINT OF BEGINNING.

Containing 672,974 square feet or 15.4494 acres, more or less.



Stantec

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WELLEN PARK DOWNTOWN TRACTS 6 & 9 REPLAT

A COMMERCIAL SUBDIVISION AND REPLAT OF TRACTS 6 & 9 OF WELLEN PARK DOWNTOWN PHASE 1 RECORDED IN PLAT BOOK 54, PAGE 331 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

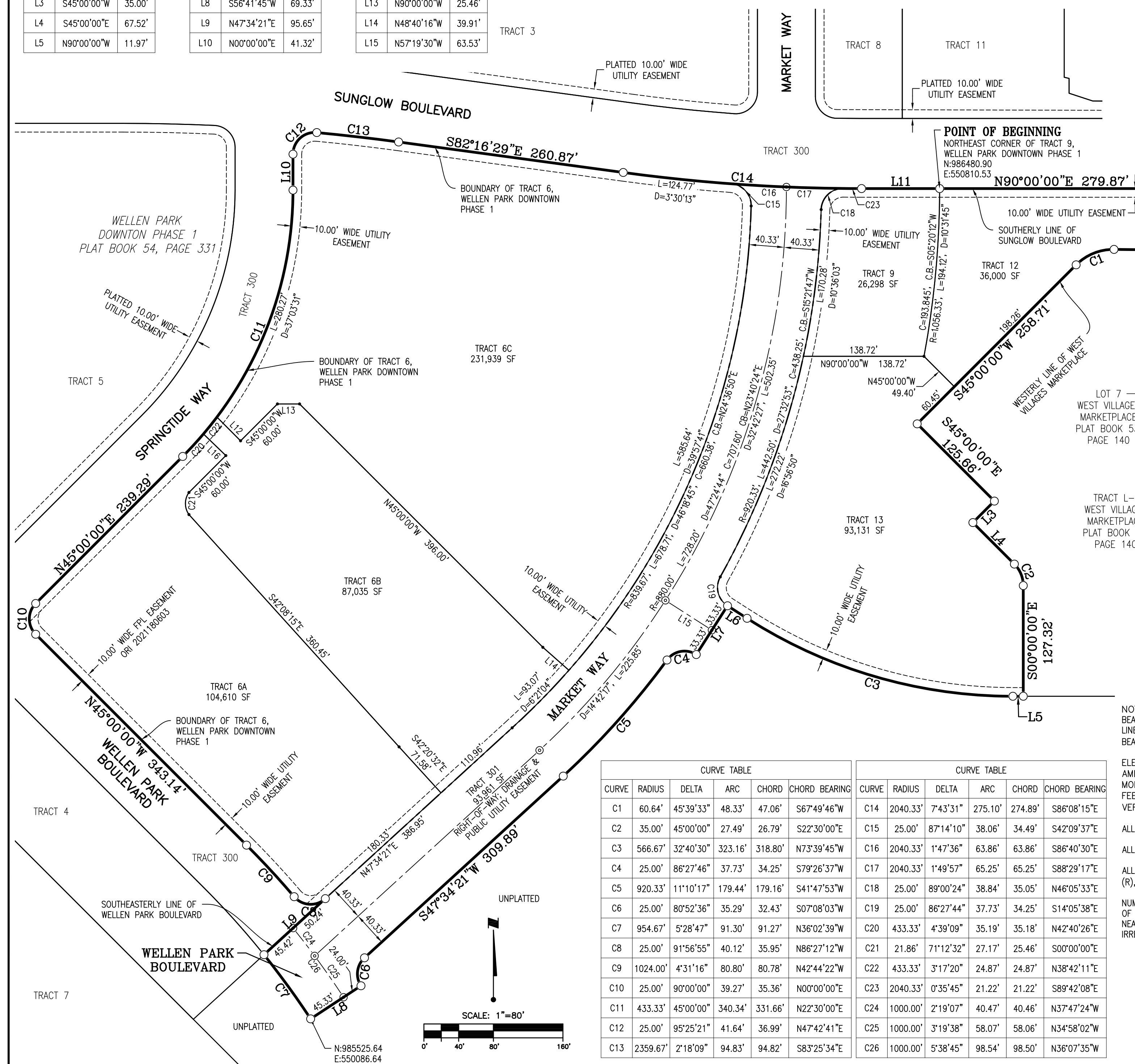
THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

LINE	BEARING	DISTANCE
L1	S00°39'33"W	70.89'
L2	N89°20'27"W	78.39'
L3	S45°00'00"W	35.00'
L4	S45°00'00"E	67.52'
L5	N90°00'00"W	11.97'

LINE	BEARING	DISTANCE
L6	N57°19'30"W	26.71'
L7	S32°40'28"W	66.66'
L8	S56°41'45"W	69.33'
L9	N47°34'21"E	95.65'
L10	N00°00'00"E	41.32'

LINE	BEARING	DISTANCE
L11	N90°00'00"E	89.89'
L12	N44°53'02"W	38.55'
L13	N90°00'00"W	25.46'
L14	N48°40'16"W	39.91'
L15	N57°19'30"W	63.53'

LINE	BEARING	DISTANCE
L16	S46°01'43"E	35.83'



- LEGEND:**
- = ANGLE POINT
 - ⊕ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - ⊠ = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866)
 - ⊙ = 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - = FOUND CAPPED IRON ROD (AS NOTED)
 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
 - NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB# = LICENSED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) = LINE RADIAL TO CURVE IN DIRECTION OF
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BRG. (BEARING)
 - L# = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - aka = ALSO KNOWN AS
 - (OA) = OVERALL
 - U.E. = UTILITY EASEMENT
 - TRT = TRACT
 - ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
 - LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTES:
BEARINGS SHOWN HEREON ARE ON GRID AND ARE BASED ON THE NORTH LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST HAVING A BEARING OF N89°41'04"W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT X-255 RESET 1975, PUBLISHED ELEVATION = 7.45 FEET (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.
ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	60.64'	45°39'33"	48.33'	47.06'	S67°49'46"W
C2	35.00'	45°00'00"	27.49'	26.79'	S22°30'00"E
C3	566.67'	32°40'30"	323.16'	318.80'	N73°39'45"W
C4	25.00'	86°27'46"	37.73'	34.25'	S79°26'37"W
C5	920.33'	11°10'17"	179.44'	179.16'	S41°47'53"W
C6	25.00'	80°52'36"	35.29'	32.43'	S07°08'03"W
C7	954.67'	5°28'47"	91.30'	91.27'	N36°02'39"W
C8	25.00'	91°56'55"	40.12'	35.95'	N86°27'12"W
C9	1024.00'	4°31'16"	80.80'	80.78'	N42°44'22"W
C10	25.00'	90°00'00"	39.27'	35.36'	N00°00'00"E
C11	433.33'	45°00'00"	340.34'	331.66'	N22°30'00"E
C12	25.00'	95°25'21"	41.64'	36.99'	N47°42'41"E
C13	2359.67'	2°18'09"	94.83'	94.82'	S83°25'34"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C14	2040.33'	7°43'31"	275.10'	274.89'	S86°08'15"E
C15	25.00'	87°14'10"	38.06'	34.49'	S42°09'37"E
C16	2040.33'	1°47'36"	63.86'	63.86'	S86°40'30"E
C17	2040.33'	1°49'57"	65.25'	65.25'	S88°29'17"E
C18	25.00'	89°00'24"	38.84'	35.05'	N46°05'33"E
C19	25.00'	86°27'44"	37.73'	34.25'	S14°05'38"E
C20	433.33'	4°39'09"	35.19'	35.18'	N42°40'26"E
C21	21.86'	71°12'32"	27.17'	25.46'	S00°00'00"E
C22	433.33'	3°17'20"	24.87'	24.87'	N38°42'11"E
C23	2040.33'	0°35'45"	21.22'	21.22'	S89°42'08"E
C24	1000.00'	2°19'07"	40.47'	40.46'	N37°47'24"W
C25	1000.00'	3°19'38"	58.07'	58.06'	N34°58'02"W
C26	1000.00'	5°38'45"	98.54'	98.50'	N36°07'35"W

