



City of North Port

RESOLUTION NO. 2025-R-46

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A FINAL PLAT FOR THE WELLEN PARK VILLAGE K TOWNHOMES SUBDIVISION, 146-LOT RESIDENTIAL TOWNHOME SUBDIVISION ALONG WITH TWO FUTURE COMMERCIAL OUTPARCEL TRACTS 900 & 901 ON APPROXIMATELY 34.3255 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF MANASOTA BEACH ROAD AND SOUTH RIVER ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 3, 2025, Manasota Beach Ranchlands, LLLP (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Final Plat (the "Final Plat") for Wellen Park Village K Townhomes Subdivision, 146-Lot Residential Townhome Subdivision located at the southwestern corner of the intersection of Manasota Beach Road and South River Road (the "Property"); and

WHEREAS, the Property's use(s) for residential townhomes is a permitted use for the Property's Future Land Use Designation of Village and the Property's Zoning District of Village; and

WHEREAS, the City's review has determined the Final Plat is in compliance with Chapter 177 of the Florida Statutes; and

WHEREAS, the Final Plat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Resolution No. 2025-R-45 approving the subdivision preliminary plat; and

WHEREAS, the City Commission of the City of North Port, Florida finds that approval of the Final Plat does not violate the general intent and purpose of the ULDC and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this resolution by reference.
- 1.02 The Final Plat is consistent with the approved Subdivision Preliminary Plat.
- 1.03 The Final Plat complies with the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

- 2.01 That City Commission approves *the Final Plat for the Village K Townhomes Subdivision*, 146-lot residential townhome community and two commercial outparcel tracts (900 & 901) situated on a 34.3255-acre mixed-use development, attached as “Exhibit A”, and legally described as:

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

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 77°28’45” WEST, A DISTANCE OF 214.84 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF MANASOTA BEACH ROAD, MANASOTA BEECH RANCLANDS PLAT NO. 1 ACCORDING TO THE PLAT RECORDED IN BOOK 55, PAGE 367 AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH RIVER ROAD ACCORDING TO THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 2008060371 BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°28’30” WEST, A DISTANCE OF 1,827.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LAKEPUR AT WELLEN PARK ACCORDING TO THE PLAT RECORDED IN BOOK 57, PAGE 107;

THENCE NORTH 89°31’30” WEST, A DISTANCE OF 400.00 FEET ALONG SAID NORTH BOUNDARY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2021094420;

THENCE ALONG EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28’30” EAST, A DISTANCE OF 938.34 FEET;
- 2) NORTH 89°17’37” WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 69°38’16” WEST, A DISTANCE OF 580.51 FEET;
- 4) NORTH 15°02’48” WEST, A DISTANCE OF 691.12 FEET TO LAST SAID SOUTHERLY LINE BEING A POINT ON A TANGENT CURVE;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,135 FEET, A CENTRAL ANGLE OF 9°41’44”, A CHORD BEARING OF NORTH 85°51’31” EAST, AND A

CHORD LENGTH OF 360.85 FEET, AN ARC DISTANCE OF 361.29 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°17'37" EAST, A DISTANCE OF 1,071.16 FEET ALONG SAID SOUTHERLY LINE AND TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,495,220 SQUARE FEET OR 34.3255 ACRES, MORE OR LESS.

2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – RECORDING

3.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Final Plat and associated covenants and deed restrictions in the Public Records of Sarasota County and provide the City with the Official Record Book and Page and/or Plat Book and Page(s) information of the recorded documents and plat.

SECTION 4 – CONFLICTS

4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on July 22, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

CERTIFICATE OF OWNERSHIP AND DEDICATION

VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

MANASOTA BEACH RANCHLANDS, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, (THE "OWNER") DOES HEREBY CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "VILLAGE K TOWNHOMES"; AND DOES HEREBY GRANT, CONVEY, AND DEDICATE SAID PLAT FOR RECORD.

OWNER DOES HEREBY STATE AND DECLARE THE FOLLOWING:

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, DEDICATES AND CONVEYS TRACTS 100 AND 103 IN FEE SIMPLE TO THE WEST VILLAGES IMPROVEMENT DISTRICT, FOR INGRESS, EGRESS AND OTHER LAWFUL PURPOSES, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO DEDICATE AND CONVEY TRACTS 101 AND 102, TO WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC., FOR INGRESS, EGRESS AND OTHER LAWFUL PURPOSES, IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT; SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO DEDICATE AND CONVEY TRACT 200 TO WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC., FOR AN AMENITY CENTER AND OTHER LAWFUL PURPOSES, IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT; SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, DEDICATES AND CONVEYS TRACT 300 IN FEE SIMPLE TO THE CITY OF NORTH PORT FOR WELL AND WATER USE AND OTHER LAWFUL PURPOSES, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF NORTH PORT, FOR THE USES AND PURPOSES INCIDENTAL THERETO.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, DEDICATES AND CONVEYS TRACTS 500, 501, AND 502, IN FEE SIMPLE TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR STORMWATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO DEDICATE AND CONVEY TRACTS 600, 601, 602, 603, 604, 605, AND 606 TO WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, FOR PRIVATE COMMON AREA AND RECREATION AREA AND OTHER LAWFUL PURPOSES, IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT, SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, DEDICATES AND CONVEYS TRACT 700 IN FEE SIMPLE TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR PRESERVATION AND OTHER LAWFUL PURPOSES, 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 STATES, 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.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO DEDICATE AND CONVEY TRACT 800 TO THE SCHOOL BOARD OF SARASOTA COUNTY, FOR INGRESS, EGRESS AND OTHER LAWFUL PURPOSES, IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SCHOOL BOARD OF SARASOTA COUNTY, ITS SUCCESSORS AND/OR ASSIGNS.

OWNER, AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO RETAIN TRACTS 900 901, AND 902 FOR FUTURE DEVELOPMENT, ALONG WITH PERPETUAL MAINTENANCE OBLIGATIONS.

OWNER, AS THE FEE SIMPLE OWNER DEDICATES AND CONVEYS TO THE WEST VILLAGES IMPROVEMENT DISTRICT, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS 101 AND 102 FOR THE PERFORMANCE OF WEST VILLAGE IMPROVEMENT DISTRICT OFFICIAL DUTIES.

OWNER, AS THE FEE SIMPLE OWNER DEDICATES AND CONVEYS TO WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS 100 AND 103 FOR THE PERFORMANCE OF WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC OFFICIAL DUTIES.

OWNER, AS THE FEE SIMPLE OWNER, DEDICATES AND CONVEYS TO THE WEST VILLAGES IMPROVEMENT DISTRICT, NON-EXCLUSIVE EASEMENTS FOR PUBLIC UTILITIES OVER TRACTS 600, 601, 602, 603, 604, 605, AND 606 FOR THE PERFORMANCE OF THE WEST VILLAGES IMPROVEMENT DISTRICT OFFICIAL DUTIES.

OWNER, 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.

OWNER, AS THE FEE SIMPLE OWNER, DEDICATES AND CONVEYS NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENTS TO WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, AND TO THE CITY OF NORTH PORT, FLORIDA ("CITY"), OVER AND ACROSS THE AREAS FIFTEEN FEET (15) IN WIDTH ALONG THE EXTERIOR BOUNDARIES OF TRACTS 100, 101, 102, AND 103. 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.

OWNER, AS THE FEE SIMPLE OWNER, DEDICATES AND CONVEYS THE EMERGENCY SERVICES ACCESS EASEMENT TO THE CITY OF NORTH PORT OVER AND ACROSS TRACTS 100, 101, 102, AND 103, FOR EMERGENCY SERVICES ACCESS. IT IS ACKNOWLEDGED THAT THE CITY OF NORTH PORT HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THIS EASEMENT.

OWNER, AS THE FEE SIMPLE OWNER, DEDICATES AND CONVEYS UNDERGROUND DRAINAGE AND PUBLIC UTILITIES TO WELLEN PARK VILLAGE K COMMUNITY ASSOCIATION, INC, OVER AND ACROSS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, TWO AND ONE HALF (2.5) FEET IN WIDTH ALONG ALL SIDE LOT LINES, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES, WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAVE CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME

THIS DAY OF A.D. 2025

WITNESS: MANASOTA BEACH RANCHLANDS, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

PRINT NAME: By: RICHARD P. SEVERANCE, VICE PRESIDENT

WITNESS: PRINT NAME:

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF: PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY OF 2025 BY RICHARD SEVERANCE, AS VICE PRESIDENT OF MANASOTA BEACH RANCHLANDS, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP AND WHO IS PERSONALLY KNOWN BY ME OR HAS PRODUCED AS IDENTIFICATION, IF NO TYPE OF IDENTIFICATION IS INDICATED, THE ABOVE-NAMED PERSON IS PERSONALLY KNOWN TO ME.

PRINT NAME OF NOTARY PUBLIC SIGNATURE OF NOTARY PUBLIC

I AM A NOTARY PUBLIC OF THE STATE OF FLORIDA.

AND MY COMMISSION EXPIRES ON

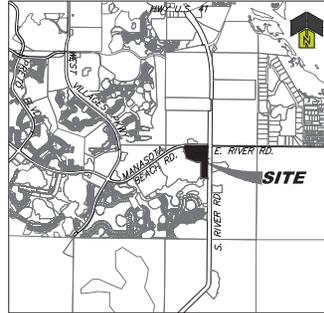
CERTIFICATE OF APPROVAL OF SARASOTA SCHOOL BOARD DISTRICT

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I THE UNDERSIGNED, HEREBY CERTIFY, THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING, THIS

DAY OF A.D. 2025.

BY: CHAIRPERSON



VICINITY MAP (NOT TO SCALE)

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

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING, THIS

DAY OF A.D. 2025.

BY: CHAIRPERSON

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) HEREBY ACCEPTS THE FEE SIMPLE ABSOLUTE DEDICATION OF AND PERPETUAL MAINTENANCE OBLIGATION FOR TRACTS: 100, 103, 500, 501, 502, AND 700, AS SHOWN ON THIS PLAT AND HEREBY ACCEPTS THE DEDICATION OF THE INGRESS/EGRESS, PUBLIC UTILITIES, AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.

ATTEST: SECRETARY BY: CHAIRMAN

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2025, BY JOHN LUCZYNSKI, AS CHAIRMAN OF WEST VILLAGES IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO CHAPTER 188, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT. THE ABOVE-NAMED PERSON HAS PRODUCED AS IDENTIFICATION, IF NO TYPE OF IDENTIFICATION IS INDICATED, THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME.

PRINT NAME OF NOTARY PUBLIC SIGNATURE OF NOTARY PUBLIC

I AM A NOTARY PUBLIC OF THE STATE OF FLORIDA,

AND MY COMMISSION EXPIRES ON

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY UDC, AS AMENDED, AND THAT THE

PERMANENT REFERENCE MONUMENTS (PRMS) WERE INSTALLED ON 2025. THE PERMANENT CONTROL POINTS (PCPS), BENCH MARKS (BMS) AND LOT BOUNDARY CORNERS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

DATE:

GAVIN D. PUCKETT
STATE OF FLORIDA
REGISTERED SURVEY MAPPER NO. 7594
LICENSED BUSINESS NO. 8640



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.

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART ONE, OF THE FLORIDA STATUTES

BY: GARY W. YANG CITY SURVEYOR & MAPPER DATE

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 6866

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

BY: CITY ENGINEER DATE

LICENSE NO.

CLERK AND RECORDER'S CERTIFICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING

TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK PAGE

PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS DAY OF / / , A.D. 20

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

BY: DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE NORTH PORT CITY COMMISSION, COUNTY OF SARASOTA, FLORIDA, THIS

DAY OF / / , A.D. 20

APPROVED BY: MAYOR, NORTH PORT CITY COMMISSION

ATTEST: CITY CLERK



12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM
LICENSED BUSINESS #8640

VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



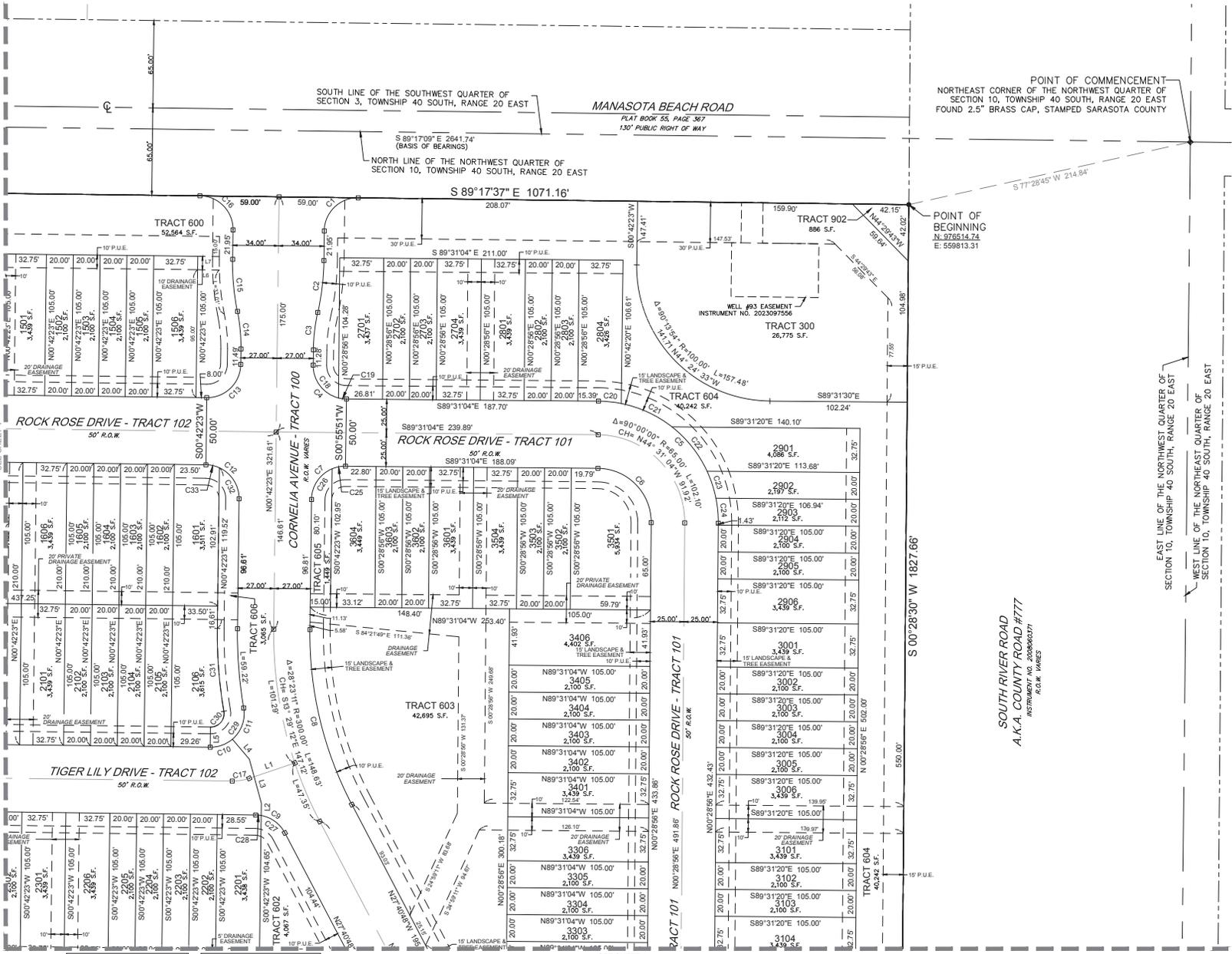
LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NAIL & DISC OR REBAR W/RED PLASTIC CAP, STAMPED "CAGE PCP, LB 8640"
- SET NO. 5 REBAR W/1.5" METAL CAP STAMPED, "CAGE PRM, LB 8640"
- MEASURED INFORMATION XXX.XX'
- PUBLIC UTILITY EASEMENT P.U.E.
- RIGHT-OF-WAY R.O.W.
- BOUNDARY LINE _____
- EASEMENT LINE - - - - -
- RIGHT-OF-WAY LINE - - - - -
- SECTION LINE _____
- LOT LINE _____

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°17'09" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL. 8), AND A PORTION IS LOCATED WITHIN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 12115C0370G WITH AN EFFECTIVE DATE OF MARCH 27, 2024.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD1983 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C1	25.00'	39.27'	90°00'00"	N45°42'23"E	35.36'
C2	186.00'	38.98'	12°00'22"	N06°42'35"E	38.90'
C3	134.00'	28.08'	12°00'22"	N06°42'35"E	28.03'
C4	25.00'	39.37'	90°13'24"	S44°24'20"E	35.42'
C5	90.00'	141.37'	90°00'00"	S44°31'04"E	127.28'
C6	40.00'	62.83'	90°00'00"	N44°31'04"W	56.57'
C7	25.00'	39.17'	89°46'33"	S45°35'40"W	35.29'
C8	273.00'	135.25'	28°23'11"	S13°29'12"E	133.88'
C9	25.00'	26.88'	61°36'49"	S58°29'12"E	25.61'
C10	25.00'	26.88'	61°36'49"	S58°29'12"E	25.61'
C11	25.00'	17.91'	41°02'58"	N70°10'55"E	17.53'
C12	25.00'	25.89'	59°19'34"	N19°59'39"E	24.74'
C13	25.00'	39.27'	90°00'00"	N44°17'37"W	35.36'
C14	25.00'	39.27'	90°00'00"	S45°42'23"W	35.36'
C15	186.00'	38.98'	12°00'22"	S05°17'48"E	38.90'
C16	25.00'	39.27'	90°00'00"	S44°17'37"E	35.36'
C17	38.00'	12.83'	19°20'38"	N81°02'04"E	12.77'
C18	25.00'	33.37'	76°28'17"	N37°31'45"W	30.94'
C19	25.00'	6.00'	13°45'10"	N82°38'29"W	5.99'
C20	90.00'	17.05'	10°51'05"	N84°05'31"W	17.02'
C21	90.00'	42.07'	26°44'11"	N65°17'53"W	41.62'
C22	90.00'	42.07'	27°02'11"	N38°24'42"W	42.08'
C23	90.00'	21.16'	13°28'05"	N18°09'34"W	21.11'
C24	90.00'	18.70'	11°54'28"	N05°28'18"W	18.67'
C25	25.00'	10.19'	23°21'14"	N78°48'19"E	10.12'
C26	25.00'	28.98'	66°25'19"	N33°55'03"E	27.39'
C27	25.00'	22.67'	51°56'53"	S53°39'14"E	21.90'
C28	25.00'	4.22'	9°39'56"	S84°27'39"E	4.21'
C29	25.00'	43.80'	100°22'32"	N40°31'08"E	38.41'
C30	10.00'	17.52'	100°22'32"	S40°31'08"W	15.36'
C31	342.00'	61.93'	10°22'32"	N04°28'52"W	61.85'
C32	25.00'	28.98'	66°25'19"	S32°30'16"E	27.39'
C33	25.00'	10.29'	23°34'41"	S77°30'16"E	10.22'



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N71°21'45"E	35.88'	L5	N00°42'23"E	15.00'
L2	S00°42'23"W	9.27'	L6	S89°17'37"E	16.17'
L3	S15°21'02"E	33.77'	L7	S89°17'37"E	16.00'
L4	S40°20'34"E	19.60'			

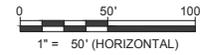
SEE SHEET 6

12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGEVIL.COM
LICENSED BUSINESS #8640

PLOT DATE: 6/20/25 AT 10:36 AM
FILE PATH: E:\PROJECTS\240570 - VILLAGE K TOWNHOMES\10 - SURVEY\FORFILE\CAD\04046570 - FINAL PLAT\04046570 - VILLAGE K PLAT - 03

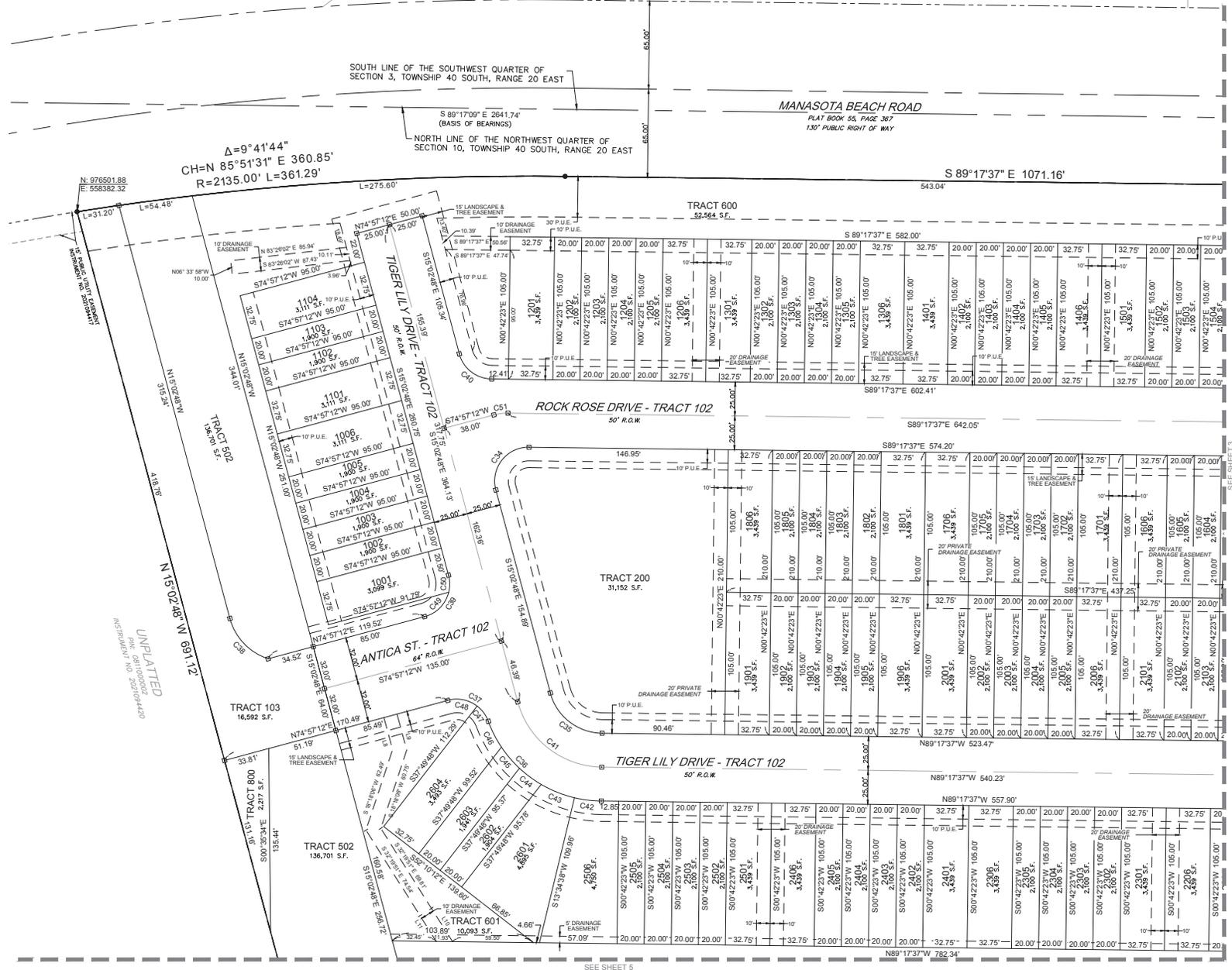
VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NAIL & DISC OR REBAR W/RED PLASTIC CAP, STAMPED "CAGE PCP, LB 8640"
- SET NO. 5 REBAR W/1.5" METAL CAP STAMPED, "CAGE PRM, LB 8640"
- MEASURED INFORMATION XXX.XX'
- PUBLIC UTILITY EASEMENT P.U.E.
- RIGHT-OF-WAY R.O.W.
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- LOT LINE



SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°17'09" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 8), AND A PORTION IS LOCATED WITHIN FLOOD ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 12115C0370G WITH AN EFFECTIVE DATE OF MARCH 27, 2024.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD1983 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.

Line Table		
Line #	Direction	Length
L8	S15° 02' 48"E	24.50'
L9	S15° 02' 48"E	27.50'
L10	S32° 20' 28"E	29.03'
L11	S32° 20' 28"E	22.53'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C34	25.00'	46.14'	105°45'11"	S37°49'48"W	39.87'
C35	40.00'	51.83'	74°14'49"	S52°10'12"E	48.28'
C36	90.00'	108.31'	68°57'07"	S54°49'04"E	101.89'
C37	25.00'	36.96'	84°42'18"	S62°41'39"E	33.88'
C38	43.00'	42.66'	56°50'48"	N43°28'12"W	40.93'
C39	25.00'	39.27'	90°00'00"	N29°57'12"E	35.36'
C40	25.00'	32.40'	74°14'49"	S52°10'12"E	30.18'
C41	65.00'	84.23'	74°14'49"	S52°10'12"E	78.46'
C42	90.00'	119.92'	12°40'47"	N82°57'14"W	119.88'
C43	90.00'	26.53'	16°53'13"	N68°10'14"W	26.43'
C44	90.00'	20.05'	12°45'41"	N53°20'47"W	20.00'
C45	90.00'	20.47'	13°01'54"	N40°27'00"W	20.43'
C46	90.00'	21.35'	13°35'33"	N27°08'16"W	21.30'
C47	25.00'	14.15'	32°26'12"	N36°33'36"W	13.96'
C48	25.00'	22.81'	52°16'06"	N78°54'45"W	22.02'
C49	25.00'	26.46'	60°39'10"	N44°37'37"E	25.25'
C50	25.00'	12.81'	29°20'50"	N00°22'23"W	12.67'
C51	38.00'	10.45'	15°45'11"	S82°49'48"W	10.42'

12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM
LICENSED BUSINESS #8640

PLOT DATE: 09/25 AT 1:18 PM
 FILE PATH: E:\PROJECTS\242570 - VILLAGE K TOWNHOMES\10 - SURVEY\OFFICE\CAD\046570 - FINAL\PLAT\242570 - VILLAGE K PLAT - 03

UNPLATTED
 PLOT DATE: 09/25 AT 1:18 PM
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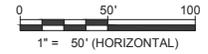
SEE SHEET 3

SEE SHEET 5

VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

SEE SHEET 4



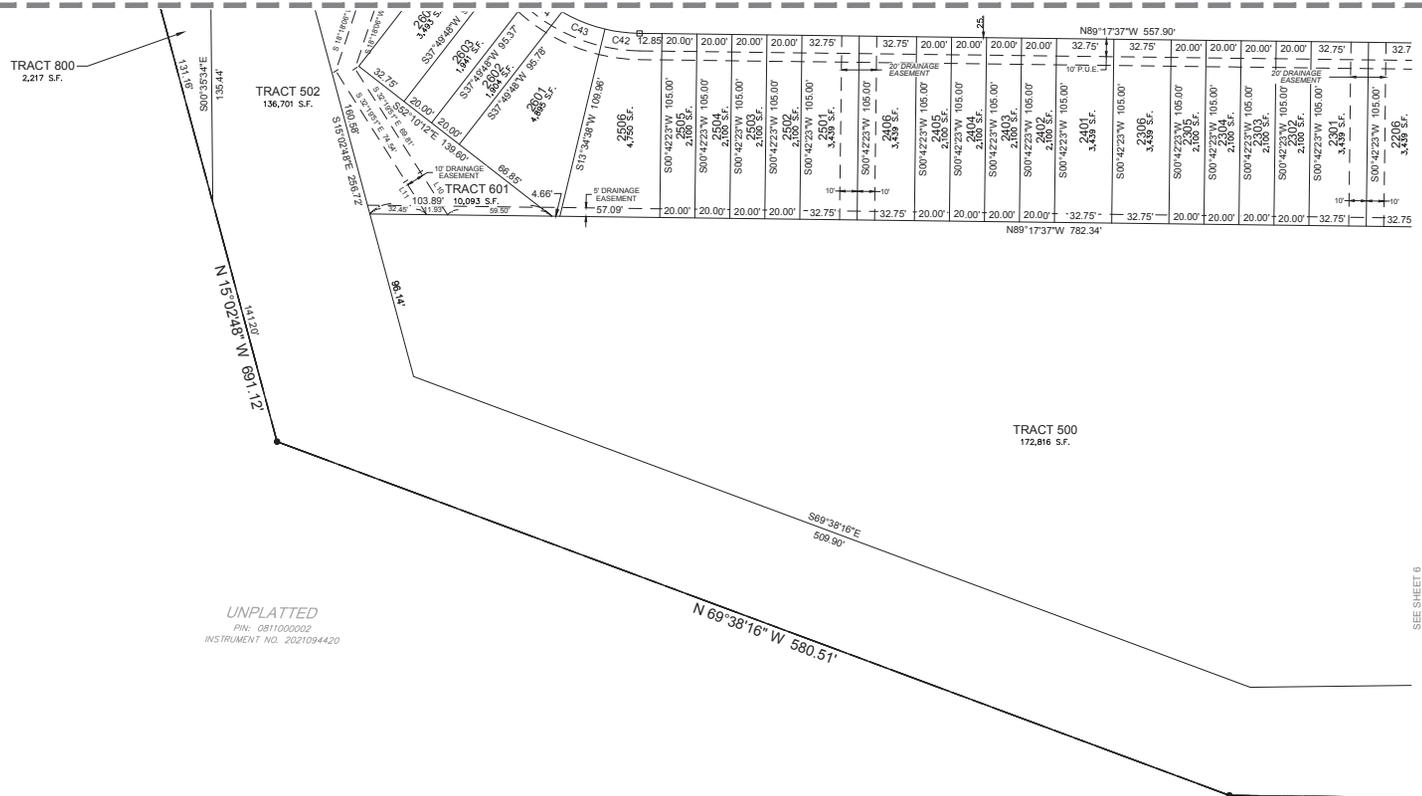
LEGEND

FOUND SECTION CORNER AS NOTED	◆
SET NAIL & DISC OR REBAR W/RED PLASTIC CAP, STAMPED "CAGE PCP, LB 8640"	□
SET NO. 5 REBAR W/1.5" METAL CAP STAMPED, "CAGE PRM, LB 8640"	●
MEASURED INFORMATION	XXX.XX'
PUBLIC UTILITY EASEMENT	P.U.E.
RIGHT-OF-WAY	R.O.W.
BOUNDARY LINE	—————
EASEMENT LINE	- - - - -
RIGHT-OF-WAY LINE	- - - - -
SECTION LINE	- - - - -
LOT LINE	—————

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°17'09" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 8), AND A PORTION IS LOCATED WITHIN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 12115C0370G WITH AN EFFECTIVE DATE OF MARCH 27, 2024.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD1983 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C42	90.00'	19.92'	12°40'47"	N82°57'14"W	19.88'
C43	90.00'	26.53'	16°53'13"	N68°10'14"W	26.43'



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INSTRUMENT NO. 2021094420

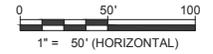
SEE SHEET 6

12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM
LICENSED BUSINESS #8640

PLOT DATE: 09/25 AT 11:18 PM
FILE PATH: E:\PROJECTS\242570 - VILLAGE K TOWNHOMES\10 - SURVEY\OFFICE\CAD\046570 - FINAL\PLAT\046570 - VILLAGE K PLAT - 03

VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



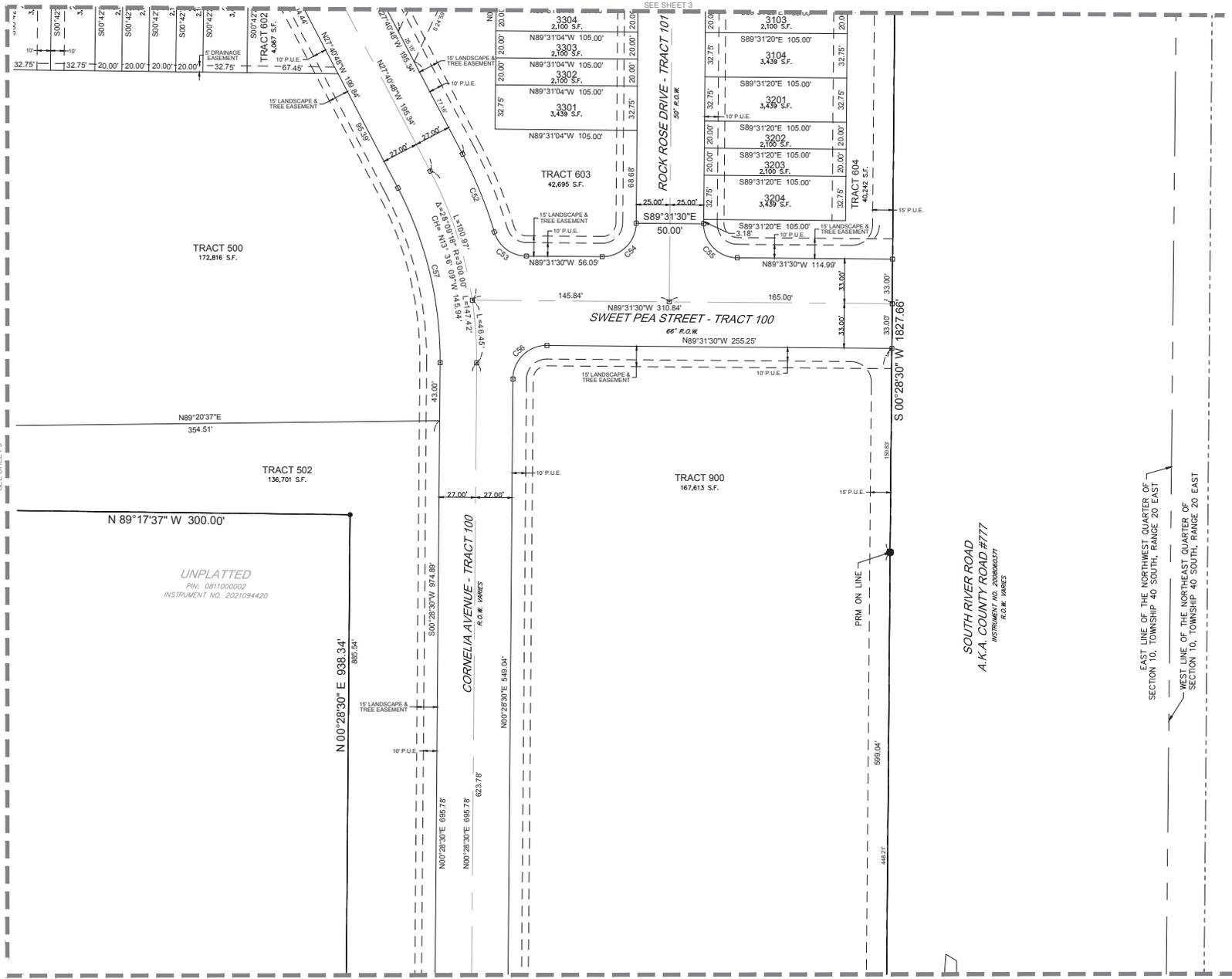
LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NAIL & DISC OR REBAR W/RED PLASTIC CAP, STAMPED "CAGE PCP, LB 8640"
- SET NO. 5 REBAR W/1.5" METAL CAP STAMPED, "CAGE PRM, LB 8640"
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- PUBLIC UTILITY EASEMENT P.U.E.
- RIGHT-OF-WAY R.O.W.
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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C52	327.00'	62.35'	10°55'31"	S22°13'02"E	62.26'
C53	25.00'	31.75'	72°46'13"	S53°08'23"E	29.66'
C54	25.00'	39.27'	90°00'00"	N45°28'30"E	35.36'
C55	25.00'	39.27'	90°00'00"	S44°31'30"E	35.36'
C56	25.00'	39.27'	90°00'00"	S45°28'30"W	35.36'



EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST

SOUTH RIVER ROAD
 A.K.A. COUNTY ROAD #777
 INSTRUMENT NO. 2008060771
 R.O.W. VARIES

12260 EVERGLOW DRIVE
 SUITE A6
 VENICE, FL 34293
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 LICENSED BUSINESS #8640

PLOT DATE: 09/25 AT 11:18 PM
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SEE SHEET 7

SEE SHEET 3

VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



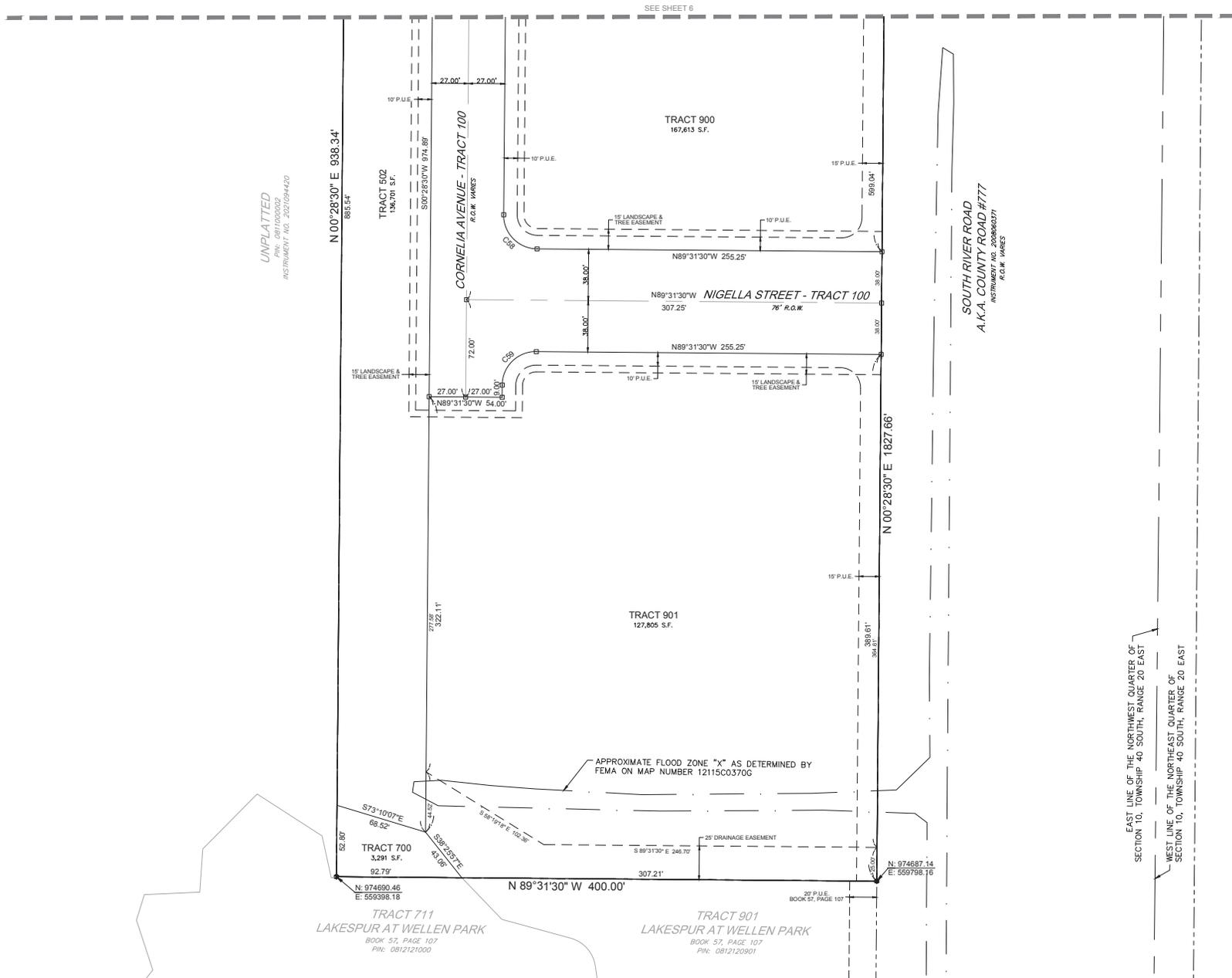
LEGEND

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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C58	25.00'	39.27'	90°00'00"	N44°31'30"W	35.36'
C59	25.00'	39.27'	90°00'00"	N45°28'30"E	35.36'



UNPLATTED
 PIN: 081100010
 INSTRUMENT NO. 2021094420

SOUTH RIVER ROAD
 A.K.A. COUNTY ROAD #777
 INSTRUMENT NO. 2008060371
 P.C.M. PINES

TRACT 711
 LAKESPUR AT WELLEN PARK
 BOOK 57, PAGE 107
 PIN: 0812121000

TRACT 901
 LAKESPUR AT WELLEN PARK
 BOOK 57, PAGE 107
 PIN: 0812120901

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST

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