



Wellen Park Village E

Final Plat

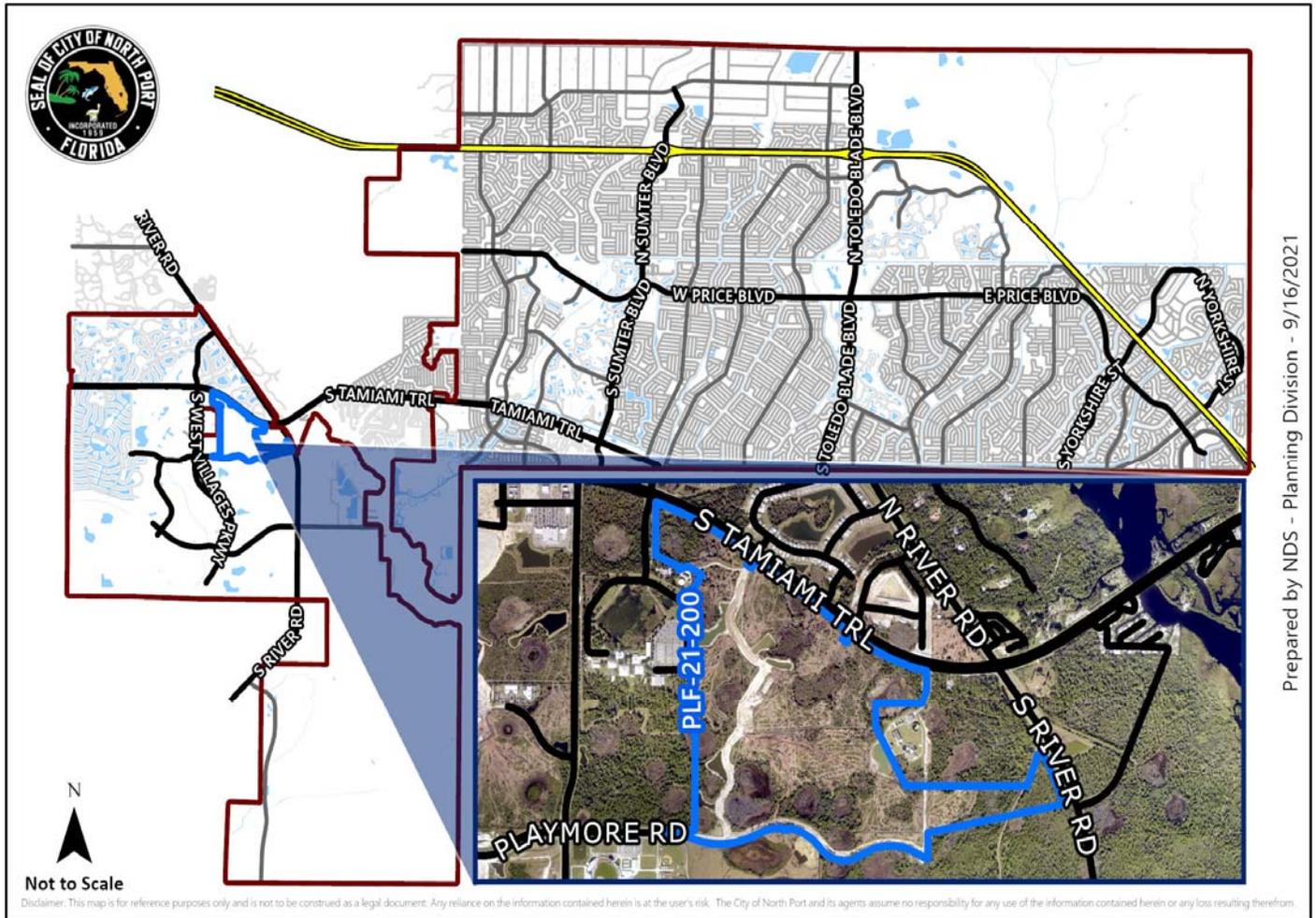
From: Alexander J. Bahorski, Planner I
Rhea Lopes, Planner III

Thru: Alison Christie, AICP, Interim Planning & Zoning Division Manager

Juliana B. Bellia, Acting Assistant City Manager

Date: September 15, 2021

STAFF REPORT



PROJECT:	PLF-21-200, Wellen Park Village E QUASI-JUDICIAL)
REQUEST:	Consideration of Final Plat of Wellen Park Village E
APPLICANT:	John E. Luczynski, representative of Wellen Park, LLLP.
OWNERS:	Manasota Beach Ranchlands, LLLP.
LOCATION:	South of US-41 and West of South River Road.
PROPERTY SIZE:	± 326.56 Acres
ZONING:	Village (V)

I. BACKGROUND

In September of 2020, the Master Infrastructure (INF-20-074) Plans for Village E of Wellen Park were approved by City Staff. Additional roadway infrastructure plans for Merlot Drive and Mezzo Drive extensions (INF-19-208 & INF-21-191) were approved in December of 2019 and August of 2021, respectively.

The Plat of Wellen Park Village E seeks to plat 21 separate tracts and the rights-of-way on the land comprising Wellen Park Village E which will be subsequently utilized for separate future developments. This plat also includes the associated stormwater and wetland preservation tracts, utility tracts, and easements. The total site contains approximately ±326.56 acres.

A surety bond for INF-19-208 in the amount of \$7,977,227.83 and a separate surety bond for INF-21-191 in the amount of \$111,211.00 have both been received by the City of North Port. The Village E Master Infrastructure Plan (INF-20-074) was not bonded as there was no built construction in association with the plan.

II. STAFF ANALYSIS & FINDINGS

FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The City's contracted professional surveyor, Alan Fish, reviewed and approved the plat.

Conclusion: PLF-21-200 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.

Findings: The final plat was reviewed for conformance with the approved infrastructure plans for Village E (INF-20-074) and for Merlot and Mezzo Drive Extensions (INF-19-208 & INF-21-191).

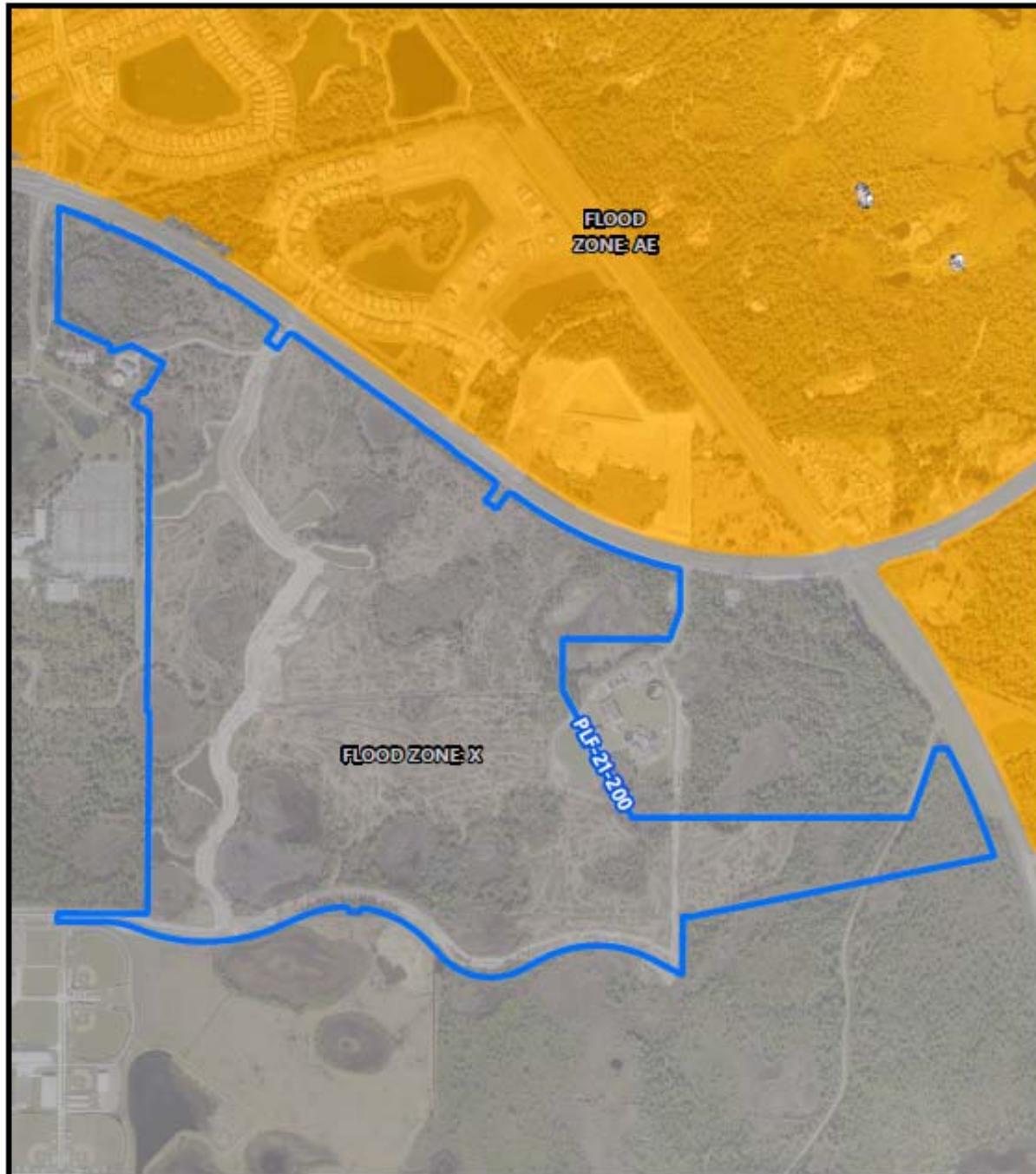
Conclusion: PLF-21-200 conforms with the ULDC.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

FLOOD ZONE

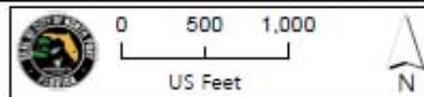
This plat is within Flood Zone X (areas of 0.2% annual chance of flood), according to FEMA Flood Map, Community Panel Numbers 12115C0365F and 12115C0370F, effective November 4, 2016.



 Petition Boundary

FLOOD ZONE

-  A
-  AE
-  X



Prepared by NDS - Planning Division - October 1, 2021

V. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. PLF-21-200, Wellen Park Village E Final Plat based on Staff's findings that this petition complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

VI. ALTERNATIVE ACTION

Petition PLF-21-200 could be DENIED. If that were the case, new findings would need to be written to support that recommendation.

VII. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	October 21, 2021 9:00 AM or as soon thereafter
City Commission Public Hearing	November 9, 2021 10:00 AM or as soon thereafter

VIII. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	Plat
E.	City Surveyor's Response
F.	West Villages Improvement District Letter of Approval



City of North Port

Prepared on 9/16/2021
by NDS / Planning Division

Exhibit A

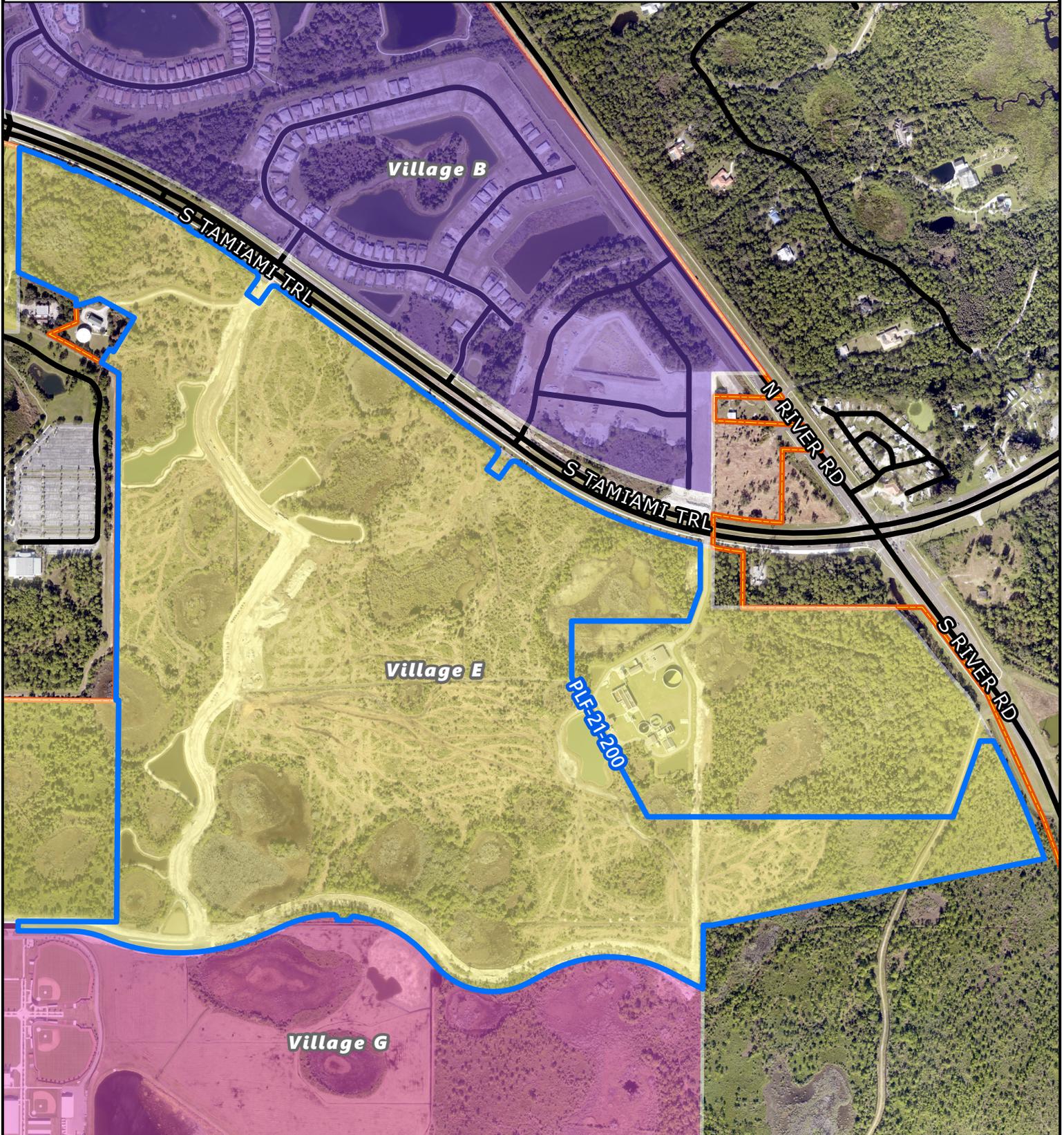
Aerial Location Map

PLF-21-200, Wellen Park Village E



0 600 1,200 Feet

-  Petition Boundary
-  City Boundary



Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



City of North Port

Prepared on 9/16/2021
by NDS / Planning Division

Exhibit A Current Zoning (V) Village

PLF-21-200, Wellen Park Village E



0 650 1,300 Feet

 City Boundary

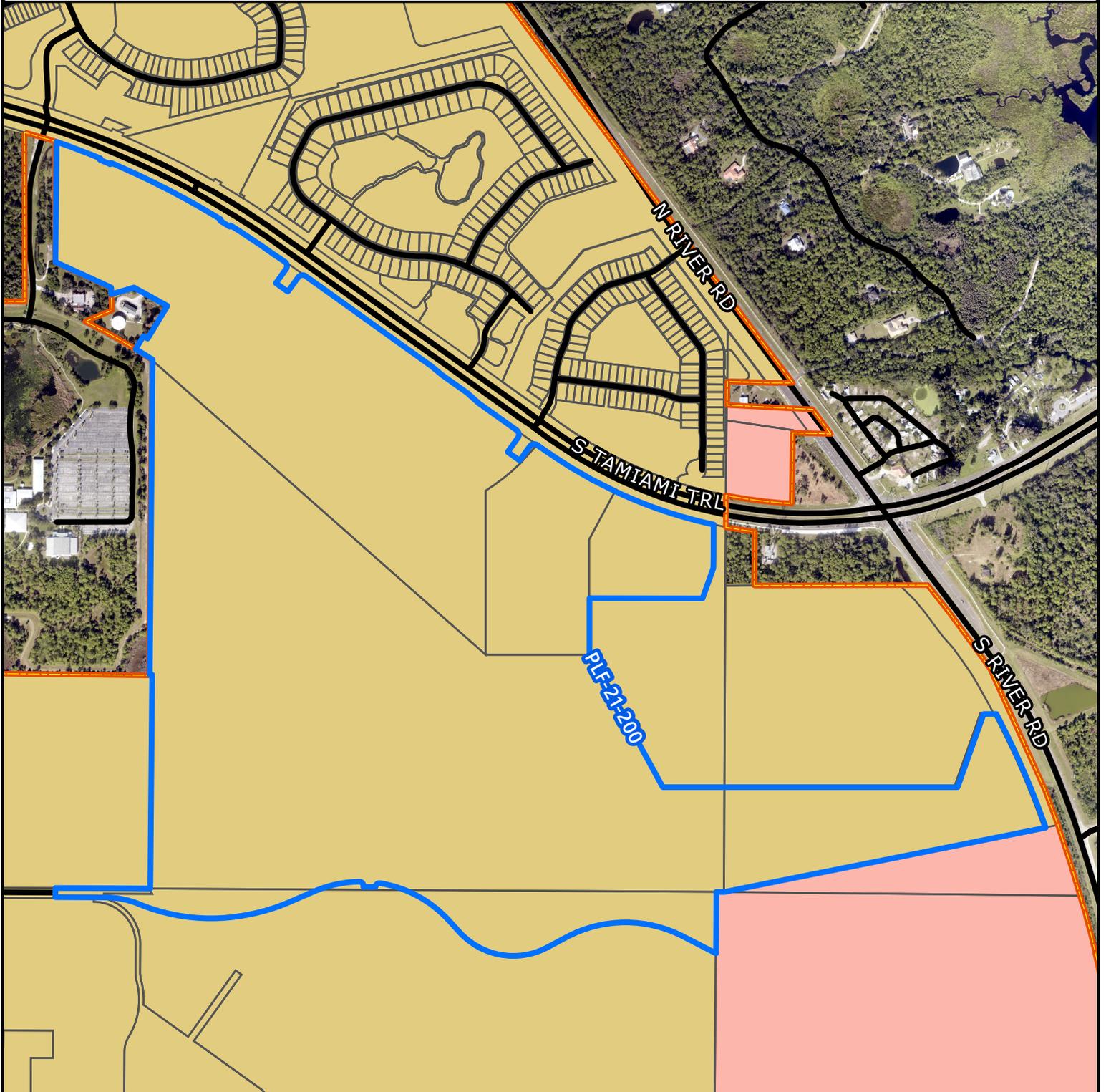
 Parcel Boundary

 PCD, Planned Community Development

 Petition Boundary

 Streets

 V, Village



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.

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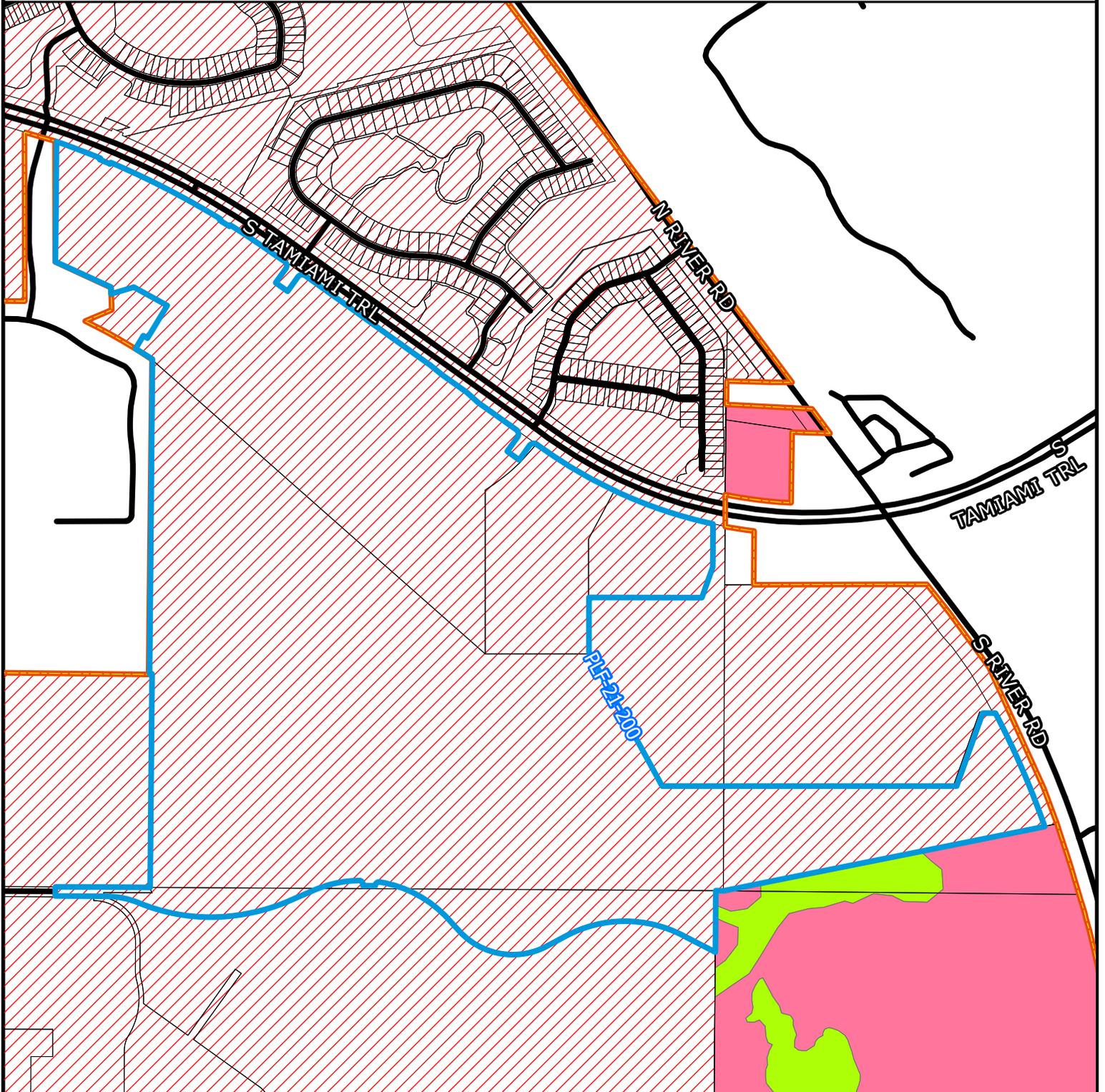
Exhibit A Future Land Use Village

PLF-21-200, Wellen Park Village E



0 650 1,300 Feet

- Petition Boundary
- Parcel Boundary
- Streets
- RECREATION/OPEN SPACE (TDR SENDING ZONE)
- ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
- VILLAGE



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.

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Exhibit B
AFFIDAVIT

I (the undersigned), John E. Luczynski being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 17th day of June, 2021

[Signature]
Signature of Applicant or Authorized Agent

John E. Luczynski, Sr. Vice President
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17th day of June, 2021, by John Luczynski who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, _____, property owner, hereby authorize _____ to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

Owner Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

Signature - Notary Public

(Place Notary Seal Below)

Exhibit C

PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Williams Parker Harrison Dietz & Getzen, PLLC

Fund File Number: 1075824

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** PWR- PLAT SEARCH VILLAGE E

Effective Date of Search: June 22, 2021 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See Exhibit A

Record Title Vested in:

MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, formerly known as THOMAS RANCH LAND PARTNERS NORTH PORT, LLLP, a Florida limited liability limited partnership, by Special Warranty Deed recorded May 29, 2014 in Instrument Number [2014062917](#), Certificate of Amendment to Certificate of Limited Partnership recorded November 13, 2015, in Instrument Number [2015141232](#), and Special Warranty Deed recorded May 12, 2017 in Instrument Number [2017060110](#), Public Records of Sarasota County, Florida; WEST VILLAGES IMPROVEMENT DISTRICT, by virtue of Special Warranty Deed recorded December 21, 2017 in Instrument Number [2017156837](#), and by virtue of Special Warranty Deed recorded April 21, 2021, in Instrument Number [2021073120](#), Public Records of Sarasota County, Florida; SARASOTA COUNTY, a political subdivision of the State of Florida, by virtue of Special Warranty Deed recorded March 5, 2020 in Instrument Number [2020032249](#), Public Records of Sarasota County, Florida.

Prepared Date: June 23, 2021

Attorneys' Title Fund Services, LLC

Prepared by: Aaron Turner, Commercial Examiner

Phone Number: (800) 282-3830 x5508

Email Address: ATurner@TheFund.com

Exhibit C

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1075824

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Telephone Distribution Easement Deed in favor of GTE Incorporated, a Florida corporation recorded in O.R. Book [2793, Page 172](#), Public Records of Sarasota County, Florida.
2. Access and Drainage Easements, and use restrictions (see 2, (f) of said deed) in favor of the District Board of Trustees of Manatee Junior College as set forth in that certain Warranty Deed recorded in O.R. Book [1571, Page 2172](#), Public Records of Sarasota County, Florida.
3. Access and Drainage Easements in favor of Sarasota County, together with covenants, limitations, and conditions, as set forth in that certain Warranty Deed recorded in O.R. Book [2389, Page 528](#), Public Records of Sarasota County, Florida.
4. Declaration of Utility Easement by Taylor Ranch, Inc., a Florida corporation recorded in Instrument Number [1998166153](#), Public Records of Sarasota County, Florida.
5. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument Number [2000002796](#), as amended in Instrument Number [2020060615](#), and easements in Instrument Number [2000002797](#), Public Records of Sarasota County, Florida.
6. Easements in favor of Florida Power & Light Company recorded in O.R. Book [2940, Page 1363](#) and O.R. Book [3002, Page 1261](#), Public Records of Sarasota County, Florida.
7. Easement in favor of West Villages Improvement District recorded in Instrument Number [2005089339](#), Public Records of Sarasota County, Florida.
8. Easement in favor of Sarasota County recorded in Instrument Number [2008019265](#), Public Records of Sarasota County, Florida.
9. Easement in favor of the City of North Port, West Villages Improvement District, and Sarasota County recorded in Instrument Number [2008019266](#), as re-recorded in Instrument Number [2008029381](#), Public Records of Sarasota County, Florida.
10. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument Numbers [2004223490](#), [2017111575](#), [2017111576](#), [2017111580](#), [2017111585](#), [2017128391](#), [2018000839](#), [2018084717](#), [2018142894](#), [2018154491](#), [2018164671](#), [2019007882](#), [2019048577](#), [2019048579](#), [2019048581](#), and [2019052599](#), of the Public Records of Sarasota County, Florida.
11. Grant of Non-Exclusive Easement recorded in Instrument Number [2015141221](#), Public Records of Sarasota County, Florida.
12. Interlocal Agreement between Sarasota County and West Villages Improvement District recorded in Instrument Number [2017136583](#), Public Records of Sarasota County, Florida.
13. Deed Restriction recorded in Instrument Number [2017156388](#), Public Records of Sarasota County, Florida.
14. Restrictive Covenant recorded in Instrument Number [2017156389](#), Public Records of Sarasota County, Florida.
15. Option Agreement recorded in Instrument Number [2017156839](#), Public Records of Sarasota County, Florida.

Exhibit C

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1075824

16. Interlocal Agreement Regarding Spring Training Stadium Financing Obligations recorded in Instrument Number [2017106403](#), Public Records of Sarasota County, Florida.
17. Drainage License Agreement recorded in Instrument Number [2017156840](#), Public Records of Sarasota County, Florida.
18. Easements to Florida Power & Light Company recorded in Instrument Number [2018040469](#), Instrument Number [2018076095](#), and Instrument Number [2018131373](#), Public Records of Sarasota County, Florida.
19. Ordinance No. 2018-07 of the City of North Port recorded in Instrument Number [2018093162](#), Public Records of Sarasota County, Florida.
20. Restrictive Covenant recorded in Instrument Number [2018128694](#), Public Records of Sarasota County, Florida.
21. Irrigation Water Supply Agreement recorded in Instrument Number [2018159052](#), Public Records of Sarasota County, Florida.
22. Temporary Construction and Maintenance Easement Agreement recorded in Instrument Number [2019085082](#), Public Records of Sarasota County, Florida.
23. 2019 Amended and Restated Utilities Agreement recorded in Instrument Number [2019125013](#), Public records of Sarasota County, Florida.
24. Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2019126330](#), and Recorded Notice of Environmental Resource Permit recorded in Instrument Number [2020031687](#), Public Records of Sarasota County, Florida.
25. West Villages Developer Agreement (Post Annexation) recorded in Instrument Number [2020042302](#), Public Records of Sarasota County, Florida.
26. Utility Easement Agreement recorded in Instrument Number [2020032248](#), Public Records of Sarasota County, Florida.
27. Irrigation Easement Agreement recorded in Instrument Number [2020053868](#), Public Records of Sarasota County, Florida.
28. Consent by the City of North Port, Florida to the Acquisition of Real Property by the West Villages Improvement District recorded in Instrument Number [2020178776](#), Public Records of Sarasota County, Florida.
29. Lake Maintenance Easement depicted in Special Warranty Deed recorded in Instrument Number [2021073120](#), Public Records of Sarasota County, Florida.
30. Agreement Granting Non-Exclusive Perpetual Easement recorded in Instrument Number [2021109384](#), Public Records of Sarasota County, Florida.

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Exhibit C

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1075824

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

A tract of land lying in Sections 33 & 34, Township 39 South, Range 20 East, and Section 4, Township 40, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 33; thence S.00°30'26"W. along the west line of said Section 33, a distance of 200.58 feet to a point on the South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail (100 foot wide public right-of-way, Florida Department of Transportation Section 17010-2508) recorded in Road Plat Book [1, Page 1](#) and Order of Taking, Official Records Book [1039, Page 762](#) of the Public Records of Sarasota County, Florida, also being the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 02°57'18"; the following thirteen (13) calls are along said South right-of-way line: (1) thence Easterly along the arc of said curve, a distance of 289.01 feet, said curve having a chord bearing and distance of S.78°55'42"E., 288.97 feet, to the end of said curve; (2) thence S.12°32'57"W. along a line non-tangent to said curve, a distance of 6.00 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 06°39'31"; (3) thence Easterly along the arc of said curve, a distance of 650.51 feet, said curve having a chord bearing and distance of S.74°07'17"E., 650.14 feet, to the POINT OF BEGINNING; (4) thence continue Easterly along said curve, having a radius of 5,597.58 feet, through a central angle of 03°08'33", a distance of 307.01 feet, to the end of said curve; (5) thence S.22°19'13"W. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,587.58 feet and a central angle of 00°45'15"; (6) thence Southeasterly along the arc of said curve, a distance of 73.55 feet, said curve having a chord bearing and distance of S.67°16'21"E., 73.55 feet, to the end of said curve; (7) thence N.23°06'16"E. along a line non-tangent to said curve, a distance of 10.00 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 08°17'44"; (8) thence Southeasterly along the arc of said curve, a distance of 810.45 feet, said curve having a chord bearing and distance of S.62°44'52"E., 809.74 feet, to the end of said curve; (9) thence S.31°08'57"W. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,587.58 feet and a central angle of 00°45'12"; (10) thence Southeasterly along the arc of said curve, a distance of 73.47 feet, said curve having a chord bearing and distance of S.58°13'22"E., 73.47 feet, to the end of said curve; (11) thence N.32°24'25"E., a distance of 10.00 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 03°28'13"; (12) thence Southeasterly along the arc of said curve, a distance of 339.03 feet, said curve having a chord bearing and distance of S.56°06'38"E., 338.98 feet, to the end of said curve; (13) thence S.56°26'33"E. along a line non-tangent to said curve, a distance of 86.52 feet to the point of curvature of a curve to the right, having a radius of 35.00 feet and a central angle of 92°04'01"; thence Southerly along the arc of said curve, a distance of 56.24 feet, to the point of tangency of said curve; thence S.35°37'29"W., a distance of 112.14 feet; thence S.54°22'31"E., a distance of 96.00 feet; thence N.35°37'29"E., a distance of 115.00 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve, a distance of 54.98 feet to a point on said South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail; the following five (5) calls are along said South right-of-way line: (1) thence S.54°22'31"E., a distance of 1,003.75 feet; (2) thence S.51°00'40"E., a distance of 101.66 feet; (3) thence S.54°20'43"E., a distance of 199.02 feet; (4) thence S.48°43'03"E., a distance of 100.71 feet; (5) thence S.54°22'31"E., a distance of 305.47 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 89°55'31"; thence Southerly along the arc of said curve, a distance of 54.93 feet to the point of tangency of said curve; thence S.35°33'00"W., a distance of 115.11 feet; thence S.54°27'00"E., a distance of 96.00 feet; thence N.35°33'00"E., a distance of 114.89 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 90°04'29"; thence Easterly along the arc of said curve, a distance of 55.02 feet to a point on said South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail; the following two (2) calls are along said South right-of-way line: (1) thence S.54°22'31"E., a distance of 42.85 feet to the point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 23°25'45"; (2) thence Southeasterly along the arc of said curve, a distance of 1,231.54 feet to the end of said curve; the following five (5) calls are along the westerly boundary of a tract of land as described in Official Records Instrument Number [2020043949](#) of said Public Records: (1) thence S.00°16'02"W., a distance of 284.07 feet; (2) thence S.19°42'14"W., a distance of 210.88 feet; (3) thence N.89°58'33"W., a distance of 740.41 feet; (4) thence S.00°01'26"W., a distance of 355.39 feet; (5) thence S.28°37'40"E., a distance of 1,003.23 feet; thence N.90°00'00"E. along the South boundary line of said tract of land as described in Official Records Instrument Number [2020043949](#) and the South boundary line of a tract of land

Exhibit C

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1075824

described in Official Records Instrument Number [2017059105](#) of said Public Records, a distance of 1,927.84 feet; the following two (2) calls are along the Easterly boundary line said tract of land described in Official Records Instrument Number [2017059105](#): (1) thence N.19°33'57"E., a distance of 507.94 feet; (2) thence N.90°00'00"E., a distance of 83.65 feet to a point on the westerly right-of-way line of South River Road (C.R.777, Section 17550-2601, variable width public right-of-way), also being the west line of Parcel 100A, as recorded in Official Records Instrument Number [2008060371](#), as recorded in said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'50"; thence Southeasterly along the arc of said curve and along said westerly right-of-way line, a distance of 811.30 feet, said curve having a chord bearing and distance of S.23°26'57"E., 810.57 feet, to the end of said curve; the following two (2) calls are along the northerly line of a tract of land described in Official Records Instrument Number [2009159454](#) of said Public Records: (1) thence S.78°41'20"W., a distance of 2,144.70 feet; (2) thence N.89°39'52"W., a distance of 50.00 feet; thence S.00°24'58"W. along the westerly line of said tract described in Official Records Instrument Number [2009159454](#), a distance of 402.20 feet; thence N.62°48'14"W., a distance of 244.27 feet to the point of curvature of a curve to the left having a radius of 820.00 feet and a central angle of 55°14'58"; thence Westerly along the arc of said curve, a distance of 790.71 feet to the point of tangency of said curve; thence S.61°56'48"W., a distance of 141.90 feet to the point of curvature of a curve to the right having a radius of 475.00 feet and a central angle of 75°45'56"; thence Westerly along the arc of said curve, a distance of 628.12 feet to the point of tangency of said curve; thence N.42°17'17"W., a distance of 103.79 feet to the point of curvature of a curve to the left having a radius of 775.00 feet and a central angle of 38°33'59"; thence Northwesterly along the arc of said curve, a distance of 521.66 feet to the point of tangency of said curve to the point of compound curvature of a curve to the left having a radius of 25.00 feet and a central angle of 99°08'45"; thence Southwesterly along the arc of said curve, a distance of 43.26 feet to the point of tangency of said curve; thence S.90°00'00"W., a distance of 80.00 feet; thence N.00°00'00"E., a distance of 9.46 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 90°49'28"; thence Northwesterly along the arc of said curve, a distance of 39.63 feet, said curve having a chord bearing and distance of N.45°24'43"W., 35.61 feet, to the point of tangency of said curve to the point of compound curvature of a curve to the left having a radius of 775.00 feet and a central angle of 22°35'00"; thence Westerly along the arc of said curve, a distance of 305.47 feet to the point of tangency of said curve; thence S.66°35'32"W., a distance of 177.96 feet to the point of curvature of a curve to the right having a radius of 1,230.00 feet and a central angle of 12°22'35"; thence Westerly along the arc of said curve, a distance of 265.69 feet to the point of tangency of said curve; thence S.78°58'08"W., a distance of 23.33 feet to the point of curvature of a curve to the right having a radius of 1,230.00 feet and a central angle of 33°30'48"; thence Westerly along the arc of said curve, a distance of 719.45 feet to the point of tangency of said curve to the point of reverse curvature of a curve to the left having a radius of 570.00 feet and a central angle of 22°08'38"; thence Westerly along the arc of said curve, a distance of 220.30 feet to the point of tangency of said curve; thence N.89°39'43"W., a distance of 332.75 feet to the east right-of-way line of Playmore Road (variable width public right-of-way; Parcel F as described in Official Records Instrument Number [2017156837](#)); thence N.00°20'17"E. along said east right-of-way line, a distance of 60.00 feet to the north line of Section 4 and the south line of lands described in Official Records Instrument Number [2017080699](#) of said Public Records; thence S.89°39'43"E. along said north line of Section 4 and south line of said lands, a distance of 621.31 feet; the following two (2) calls are along the east line and north line of said lands described in Official Records Instrument Number [2017080699](#): (1) thence N.00°30'44"E., a distance of 1,398.86 feet; (2) thence N.89°29'07"W., a distance of 16.32 feet; the following two (2) calls are along the east line and north line of lands described in Official Records Book [1571, Page 2172](#) of said Public Records: (1) thence N.00°30'25"E., a distance of 2,062.73 feet to the point of curvature of a non-tangent curve to the left, having a radius of 4,583.87 feet and a central angle of 01°37'29"; (2) thence Northwesterly along the arc of said curve, a distance of 129.99 feet, said curve having a chord bearing and distance of N.58°18'42"W., 129.98 feet, to the end of said curve; the following five (5) calls are along the boundary of the lands described in Official Records Instrument Number [2006198289](#) of said Public Records: (1) thence N.30°54'22"E. along a line non-tangent to said curve, a distance of 99.91 feet; (2) thence S.59°05'38"E., a distance of 31.13 feet; (3) thence N.31°15'27"E., a distance of 250.00 feet; (4) thence N.61°17'24"W., a distance of 250.00 feet; (5) thence S.73°01'52"W., a distance of 155.06 feet; the following two (2) calls are along the east and north line of the land described in Official Records Book [2389, Page 528](#) of said Public Records: (1) thence N.00°00'19"W., a distance of 44.96 feet; (2) thence N.65°21'46"W., a distance of 400.68 feet to the east line of a 200' wide access easement

Exhibit C

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1075824

recorded in Official Records Book 1571 and Page 2172 and Official Records Book [2389, Page 528](#) of said Public Records; thence N.00°30'25"E. along said east line, a distance of 786.89 feet to the POINT OF BEGINNING.

WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MANASOTA BEACH 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 Company does hereby grant nonexclusive easements to the District for stormwater drainage purposes over, under, and across each area depicted on this plat as a "Drainage Easement."

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.

Tracts 300 and 301 are a right of way and West Villages Improvement District (WVID) property under the terms of the WVID Infrastructure Construction, Turnover and Conveyance Policies and the terms of the WVID Water Conservation Plan. The maintenance and use of these tracts will be governed by said documents.

Tracts 500 through 508, 600 and 601 are West Villages Improvement District property under the terms of the WVID Infrastructure Construction, Turnover and Conveyance Policies and the terms of the WVID Water Conservation Plan, the maintenance and use of which will be governed by said documents for stormwater management ponds. Wetland tracts or wetlands within Tracts 500 through 508 shall not be altered from their natural state, and activities prohibited within such areas include but are not limited to, construction or placing of buildings on or above the ground; dumping 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.

Any wetland areas within Tracts 5 or 9 will be addressed at the time these tracts are subdivided.

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., 2021.

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. _____

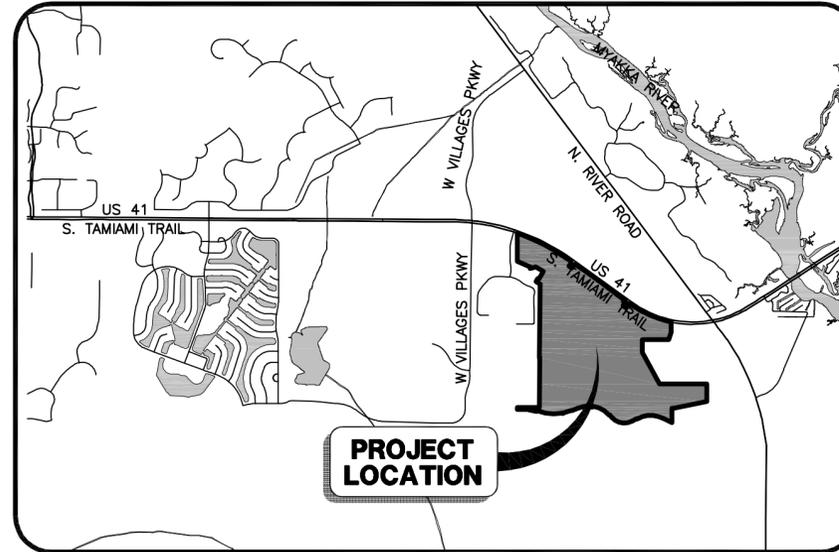
CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

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



SITE MAP

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 City of North Port, Florida, this ____ day of _____, A.D., 2021.

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., 2021.

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., 2021.

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

Date: _____

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

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "WELLEN PARK VILLAGE E," and does hereby grant, convey and dedicate to West Villages Improvement District, an independent special district created pursuant to Chapter 189, Florida Statutes (the "District"), Tracts 300, 301, 500 through 508, 600 and 601 as described and depicted on this plat.

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.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed in its name, this ____ day of _____, A.D., 2021.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

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 _____, 2021, 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 partnership 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

The WEST VILLAGES IMPROVEMENT DISTRICT (District) hereby accepts the fee simple absolute dedication of, and the perpetual maintenance obligation for, right-of-way Tract 300, inclusive, and the stormwater management Tracts 500 through 508, 600 and 601 inclusive, as shown hereon and hereby accepts the Utility Easements, Drainage Easements as shown hereon, and hereby acknowledges said (District) has no maintenance obligation in, over, under or upon the lands encumbered by the Utility Easements, but has maintenance obligation in, over, under, or upon the lands encumbered by the Drainage Easements.

By: _____
Secretary

By: _____
Chairman

WITNESS: _____

DATE: _____

WITNESS: _____

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 _____, 2021, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an independent special district created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has produced a _____ 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 _____



Stantec

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Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34,
TOWNSHIP 39 SOUTH, RANGE 20 EAST
& SECTION 4, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

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

A tract of land lying in Sections 33 & 34, Township 39 South, Range 20 East, and Section 4, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 33; thence S.00°30'26"W. along the west line of said Section 33, a distance of 200.58 feet to a point on the South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail (100 foot wide public right-of-way, Florida Department of Transportation Section 17010-2508) recorded in Road Plat Book 1, Page 1 and Order of Taking, Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida, also being the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 02°57'18"; the following thirteen (13) calls are along said South right-of-way line: (1) thence Easterly along the arc of said curve, a distance of 289.01 feet, said curve having a chord bearing and distance of S.78°55'42"E., 288.97 feet, to the end of said curve; (2) thence S.12°32'57"W. along a line non-tangent to said curve, a distance of 6.00 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 06°39'31"; (3) thence Easterly along the arc of said curve, a distance of 650.51 feet, said curve having a chord bearing and distance of S.74°07'17"E., 650.14 feet, to the POINT OF BEGINNING; (4) thence continue Easterly along said curve, having a radius of 5,597.58 feet, through a central angle of 03°08'33", a distance of 307.01 feet, to the end of said curve; (5) thence S.22°19'13"W. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,587.58 feet and a central angle of 00°45'15"; (6) thence Southeasterly along the arc of said curve, a distance of 73.55 feet, said curve having a chord bearing and distance of S.67°16'21"E., 73.55 feet, to the end of said curve; (7) thence N.23°06'16"E. along a line non-tangent to said curve, a distance of 10.00 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 08°17'44"; (8) thence Southeasterly along the arc of said curve, a distance of 810.45 feet, said curve having a chord bearing and distance of S.62°44'52"E., 809.74 feet, to the end of said curve; (9) thence S.31°08'57"W. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,587.58 feet and a central angle of 00°45'12"; (10) thence Southeasterly along the arc of said curve, a distance of 73.47 feet, said curve having a chord bearing and distance of S.58°13'22"E., 73.47 feet, to the end of said curve; (11) thence N.32°24'25"E., a distance of 10.00 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 03°28'13"; (12) thence Southeasterly along the arc of said curve, a distance of 339.03 feet, said curve having a chord bearing and distance of S.56°06'38"E., 338.98 feet, to the end of said curve; (13) thence S.56°26'33"E. along a line non-tangent to said curve, a distance of 86.52 feet to the point of curvature of a curve to the right, having a radius of 35.00 feet and a central angle of 92°04'01"; thence Southerly along the arc of said curve, a distance of 56.24 feet, to the point of tangency of said curve; thence S.35°37'29"W., a distance of 112.14 feet; thence S.54°22'31"E., a distance of 96.00 feet; thence N.35°37'29"E., a distance of 115.00 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve, a distance of 54.98 feet to a point on said South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail; the following five (5) calls are along said South right-of-way line: (1) thence S.54°22'31"E., a distance of 1,003.75 feet; (2) thence S.51°00'40"E., a distance of 101.66 feet; (3) thence S.54°20'43"E., a distance of 199.02 feet; (4) thence S.48°43'03"E., a distance of 100.71 feet; (5) thence S.54°22'31"E., a distance of 305.47 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 89°55'31"; thence Southerly along the arc of said curve, a distance of 54.93 feet to the point of tangency of said curve; thence S.35°33'00"W., a distance of 115.11 feet; thence S.54°27'00"E., a distance of 96.00 feet; thence N.35°33'00"E., a distance of 114.89 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 90°04'29"; thence Easterly along the arc of said curve, a distance of 55.02 feet to a point on said South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail; the following two (2) calls are along said South right-of-way line: (1) thence S.54°22'31"E., a distance of 42.85 feet to the point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 23°25'45"; (2) thence Southeasterly along the arc of said curve, a distance of 1,231.54 feet to the end of said curve; the following five (5) calls are along the westerly boundary of a tract of land as described in Official Records Instrument Number 2020043949 of said Public Records: (1) thence S.00°16'02"W., a distance of 284.07 feet; (2) thence S.19°42'14"W., a distance of 210.88 feet; (3) thence N.89°58'33"W., a distance of 740.41 feet; (4) thence S.00°01'26"W., a distance of 355.39 feet; (5) thence S.28°37'40"E., a distance of 1,003.23 feet; thence N.90°00'00"E. along the South boundary line of said tract of land as described in Official Records Instrument Number 2020043949 and the South boundary line of a tract of land described in Official Records Instrument Number 2017059105 of said Public Records, a distance of 1,927.84 feet; the following two (2) calls are along the Easterly boundary line said tract of land described in Official Records Instrument Number 2017059105: (1) thence N.19°33'57"E., a distance of 507.94 feet; (2) thence N.90°00'00"E., a distance of 83.65 feet to a point on the westerly right-of-way line of South River Road (C.R.777, Section 17550-2601, variable width public right-of-way), also being the west line of Parcel 100A, as recorded in Official Records Instrument Number 2008060371, as recorded in said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'50"; thence Southeasterly along the arc of said curve and along said westerly right-of-way line, a distance of 811.30 feet, said curve having a chord bearing and distance of S.23°26'57"E., 810.57 feet, to the end of said curve; the following two (2) calls are along the northerly line of a tract of land described in Official Records Instrument

Number 2009159454 of said Public Records: (1) thence S.78°41'20"W., a distance of 2,144.70 feet; (2) thence N.89°39'52"W., a distance of 50.00 feet; thence S.00°24'58"W. along the westerly line of said tract described in Official Records Instrument Number 2009159454, a distance of 402.20 feet; thence N.62°48'14"W., a distance of 244.27 feet to the point of curvature of a curve to the left having a radius of 820.00 feet and a central angle of 55°14'58"; thence Westerly along the arc of said curve, a distance of 790.71 feet to the point of tangency of said curve; thence S.61°56'48"W., a distance of 141.90 feet to the point of curvature of a curve to the right having a radius of 475.00 feet and a central angle of 75°45'56"; thence Westerly along the arc of said curve, a distance of 628.12 feet to the point of tangency of said curve; thence N.42°17'17"W., a distance of 103.79 feet to the point of curvature of a curve to the left having a radius of 775.00 feet and a central angle of 38°33'59"; thence Northwesterly along the arc of said curve, a distance of 521.66 feet to the point of tangency of said curve to the point of compound curvature of a curve to the left having a radius of 25.00 feet and a central angle of 99°08'45"; thence Southwesterly along the arc of said curve, a distance of 43.26 feet to the point of tangency of said curve; thence N.90°00'00"W., a distance of 80.00 feet; thence N.00°00'00"E., a distance of 9.46 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 90°49'28"; thence Northwesterly along the arc of said curve, a distance of 39.63 feet, said curve having a chord bearing and distance of N.45°24'43"W., 35.61 feet, to the point of tangency of said curve to the point of compound curvature of a curve to the left having a radius of 775.00 feet and a central angle of 22°35'00"; thence Westerly along the arc of said curve, a distance of 305.47 feet to the point of tangency of said curve; thence S.66°35'32"W., a distance of 177.96 feet to the point of curvature of a curve to the right having a radius of 1,230.00 feet and a central angle of 12°22'35"; thence Westerly along the arc of said curve, a distance of 265.69 feet to the point of tangency of said curve; thence S.78°58'08"W., a distance of 23.33 feet to the point of curvature of a curve to the right having a radius of 1,230.00 feet and a central angle of 33°30'48"; thence Westerly along the arc of said curve, a distance of 719.45 feet to the point of tangency of said curve to the point of reverse curvature of a curve to the left having a radius of 570.00 feet and a central angle of 22°08'38"; thence Westerly along the arc of said curve, a distance of 220.30 feet to the point of tangency of said curve; thence N.89°39'43"W., a distance of 332.75 feet to the east right-of-way line of Playmore Road (variable width public right-of-way; Parcel F as described in Official Records Instrument Number 2017156837); thence N.00°20'17"E. along said east right-of-way line, a distance of 60.00 feet to the north line of Section 4 and the south line of lands described in Official Records Instrument Number 2017080699 of said Public Records; thence S.89°39'43"E. along said north line of Section 4 and south line of said lands, a distance of 621.31 feet; the following two (2) calls are along the east line and north line of said lands described in Official Records Instrument Number 2017080699: (1) thence N.00°30'44"E., a distance of 1,398.86 feet; (2) thence N.89°29'07"W., a distance of 16.32 feet; the following two (2) calls are along the east line and north line of lands described in Official Records Book 1571, Page 2172 of said Public Records: (1) thence N.00°30'25"E., a distance of 2,062.73 feet to the point of curvature of a non-tangent curve to the left, having a radius of 4,583.87 feet and a central angle of 01°37'29"; (2) thence Northwesterly along the arc of said curve, a distance of 129.99 feet, said curve having a chord bearing and distance of N.58°18'42"W., 129.98 feet, to the end of said curve; the following five (5) calls are along the boundary of the lands described in Official Records Instrument Number 2006198289 of said Public Records: (1) thence N.30°54'22"E. along a line non-tangent to said curve, a distance of 99.91 feet; (2) thence S.59°05'38"E., a distance of 31.13 feet; (3) thence N.31°15'27"E., a distance of 250.00 feet; (4) thence N.61°17'24"W., a distance of 250.00 feet; (5) thence S.73°01'52"W., a distance of 155.06 feet; the following two (2) calls are along the east and north line of the land described in Official Records Book 2389, Page 528 of said Public Records: (1) thence N.00°00'19"W., a distance of 44.96 feet; (2) thence N.65°21'46"W., a distance of 400.68 feet to the east line of a 200' wide access easement recorded in Official Records Book 1571 and Page 2172 and Official Records Book 2389, Page 528 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 786.90 feet to the POINT OF BEGINNING.

Said tract contains 14,225,164 square feet or 326.5648 acres, more or less.



Stantec

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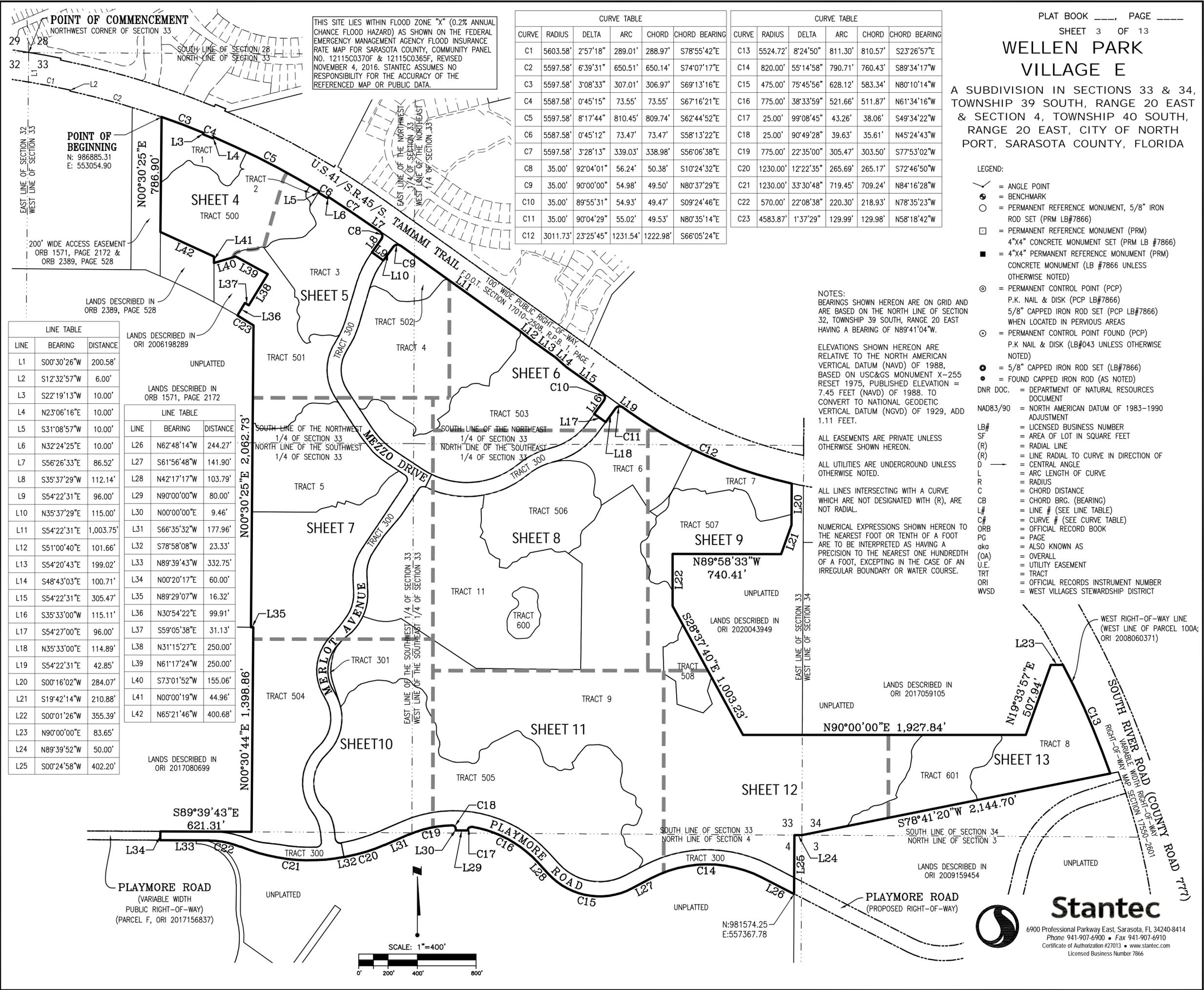
WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 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. 12115C0370F & 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5603.58'	2°57'18"	289.01'	288.97'	S78°55'42"E
C2	5597.58'	6°39'31"	650.51'	650.14'	S74°07'17"E
C3	5597.58'	3°08'33"	307.01'	306.97'	S69°13'16"E
C4	5587.58'	0°45'15"	73.55'	73.55'	S67°16'21"E
C5	5597.58'	8°17'44"	810.45'	809.74'	S62°44'52"E
C6	5587.58'	0°45'12"	73.47'	73.47'	S58°13'22"E
C7	5597.58'	3°28'13"	339.03'	338.98'	S56°06'38"E
C8	35.00'	92°04'01"	56.24'	50.38'	S10°24'32"E
C9	35.00'	90°00'00"	54.98'	49.50'	N80°37'29"E
C10	35.00'	89°55'31"	54.93'	49.47'	S09°24'46"E
C11	35.00'	90°04'29"	55.02'	49.53'	N80°35'14"E
C12	3011.73'	23°25'45"	1231.54'	1222.98'	S66°05'24"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C13	5524.72'	8°24'50"	811.30'	810.57'	S23°26'57"E
C14	820.00'	55°14'58"	790.71'	760.43'	S89°34'17"W
C15	475.00'	75°45'56"	628.12'	583.34'	N80°10'14"W
C16	775.00'	38°33'59"	521.66'	511.87'	N61°34'16"W
C17	25.00'	99°08'45"	43.26'	38.06'	S49°34'22"W
C18	25.00'	90°49'28"	39.63'	35.61'	N45°24'43"W
C19	775.00'	22°35'00"	305.47'	303.50'	S77°53'02"W
C20	1230.00'	12°22'35"	265.69'	265.17'	S72°46'50"W
C21	1230.00'	33°30'48"	719.45'	709.24'	N84°16'28"W
C22	570.00'	22°08'38"	220.30'	218.93'	N78°35'23"W
C23	4583.87'	1°37'29"	129.99'	129.98'	N58°18'42"W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°30'26"W	200.58'
L2	S12°32'57"W	6.00'
L3	S22°19'13"W	10.00'
L4	N23°06'16"E	10.00'
L5	S31°08'57"W	10.00'
L6	N32°24'25"E	10.00'
L7	S56°26'33"E	86.52'
L8	S35°37'29"W	112.14'
L9	S54°22'31"E	96.00'
L10	N35°37'29"E	115.00'
L11	S54°22'31"E	1,003.75'
L12	S51°00'40"E	101.66'
L13	S54°20'43"E	199.02'
L14	S48°43'03"E	100.71'
L15	S54°22'31"E	305.47'
L16	S35°33'00"W	115.11'
L17	S54°27'00"E	96.00'
L18	N35°33'00"E	114.89'
L19	S54°22'31"E	42.85'
L20	S00°16'02"W	284.07'
L21	S19°42'14"W	210.88'
L22	S00°01'26"W	355.39'
L23	N90°00'00"E	83.65'
L24	N89°39'52"W	50.00'
L25	S00°24'58"W	402.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N62°48'14"W	244.27'
L27	S61°56'48"W	141.90'
L28	N42°17'17"W	103.79'
L29	N90°00'00"W	80.00'
L30	N00°00'00"E	9.46'
L31	S66°35'32"W	177.96'
L32	S78°58'08"W	23.33'
L33	N89°39'43"W	332.75'
L34	N00°20'17"E	60.00'
L35	N89°29'07"W	16.32'
L36	N30°54'22"E	99.91'
L37	S59°05'38"E	31.13'
L38	N31°15'27"E	250.00'
L39	N61°17'24"W	250.00'
L40	S73°01'52"W	155.06'
L41	N00°00'19"W	44.96'
L42	N65°21'46"W	400.68'

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.

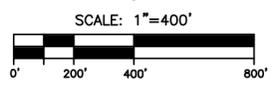
ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

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.

- 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 PERVIOUS 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
 - WSD = WEST VILLAGES STEWARDSHIP DISTRICT



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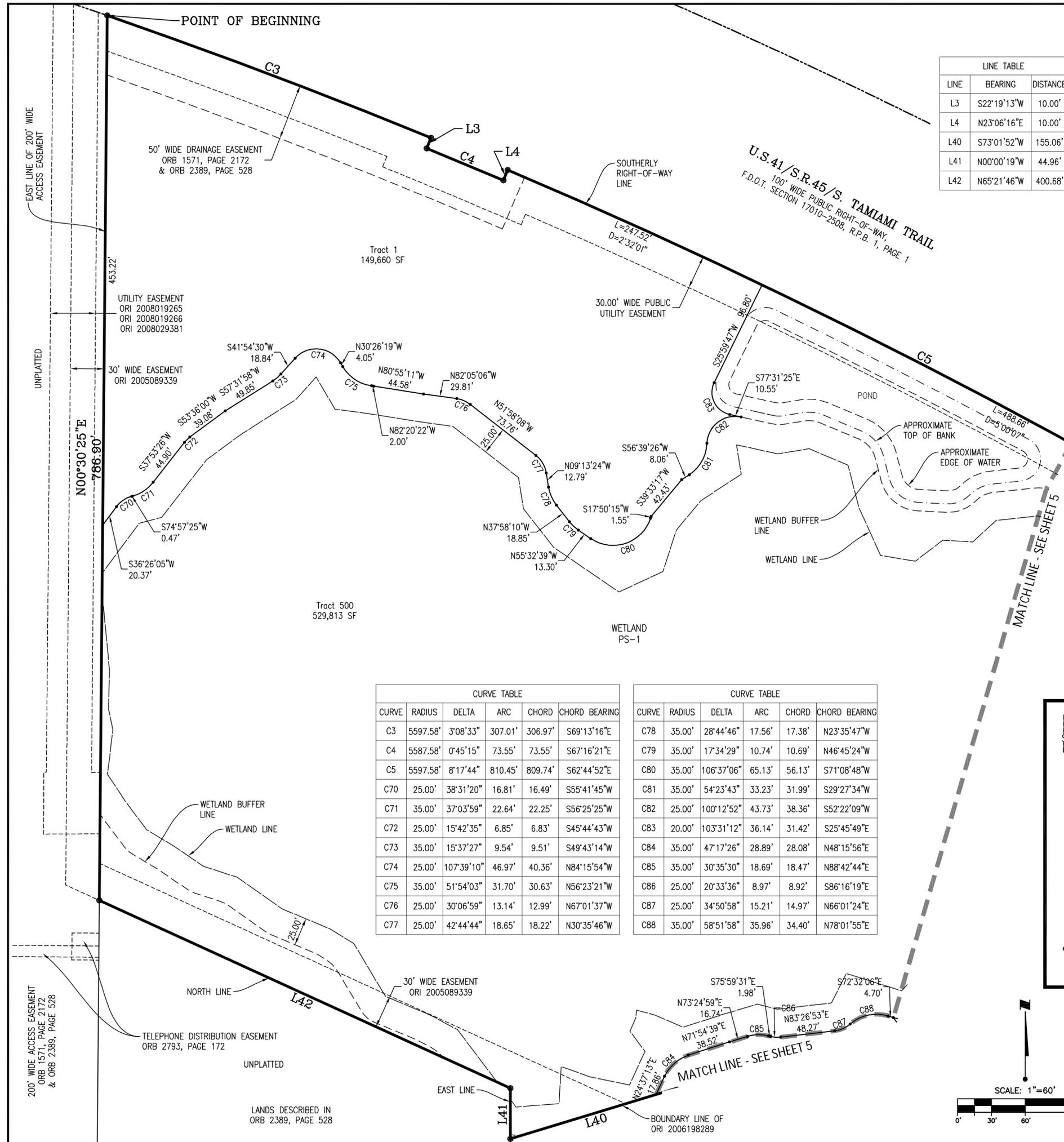
WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S22°19'13"W	10.00'
L4	N23°06'16"E	10.00'
L40	S73°01'52"W	155.06'
L41	N00°00'19"W	44.96'
L42	N65°21'46"W	400.68'

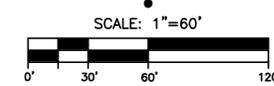
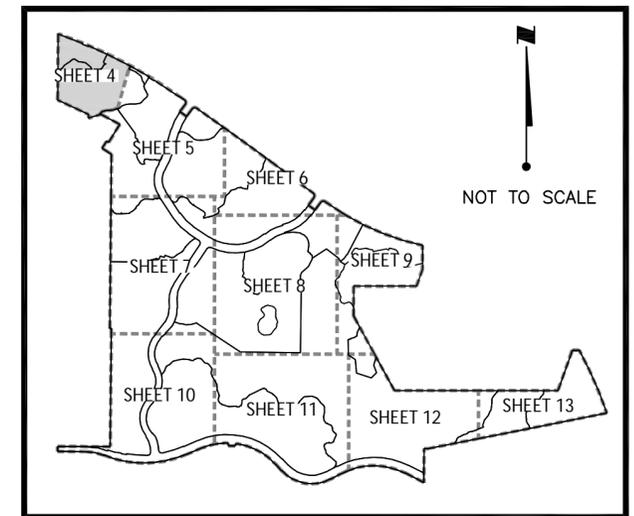
LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
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- = 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 PERVIOUS 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
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- R = RADIUS
- C = CHORD DISTANCE
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- ORB = OFFICIAL RECORD BOOK
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- (OA) = OVERALL
- U.E. = UTILITY EASEMENT
- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C3	5597.58'	3°08'33"	307.01'	306.97'	S69°13'16"E
C4	5587.58'	0°45'15"	73.55'	73.55'	S67°16'21"E
C5	5597.58'	8°17'44"	810.45'	809.74'	S62°44'52"E
C70	25.00'	38°31'20"	16.81'	16.49'	S55°41'45"W
C71	35.00'	37°03'59"	22.64'	22.25'	S56°25'25"W
C72	25.00'	15°42'35"	6.85'	6.83'	S45°44'43"W
C73	35.00'	15°37'27"	9.54'	9.51'	S49°43'14"W
C74	25.00'	107°39'10"	46.97'	40.36'	N84°15'54"W
C75	35.00'	51°54'03"	31.70'	30.63'	N56°23'21"W
C76	25.00'	30°06'59"	13.14'	12.99'	N67°01'37"W
C77	25.00'	42°44'44"	18.65'	18.22'	N30°35'46"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C78	35.00'	28°44'46"	17.56'	17.38'	N23°35'47"W
C79	35.00'	17°34'29"	10.74'	10.69'	N46°45'24"W
C80	35.00'	106°37'06"	65.13'	56.13'	S71°08'48"W
C81	35.00'	54°23'43"	33.23'	31.99'	S29°27'34"W
C82	25.00'	100°12'52"	43.73'	38.36'	S52°22'09"W
C83	20.00'	103°31'12"	36.14'	31.42'	S25°45'49"E
C84	35.00'	47°17'26"	28.89'	28.08'	N48°15'56"E
C85	35.00'	30°35'30"	18.69'	18.47'	N88°42'44"E
C86	25.00'	20°33'36"	8.97'	8.92'	S86°16'19"E
C87	25.00'	34°50'58"	15.21'	14.97'	N66°01'24"E
C88	35.00'	58°51'58"	35.96'	34.40'	N78°01'55"E



WELLEN PARK
VILLAGE E

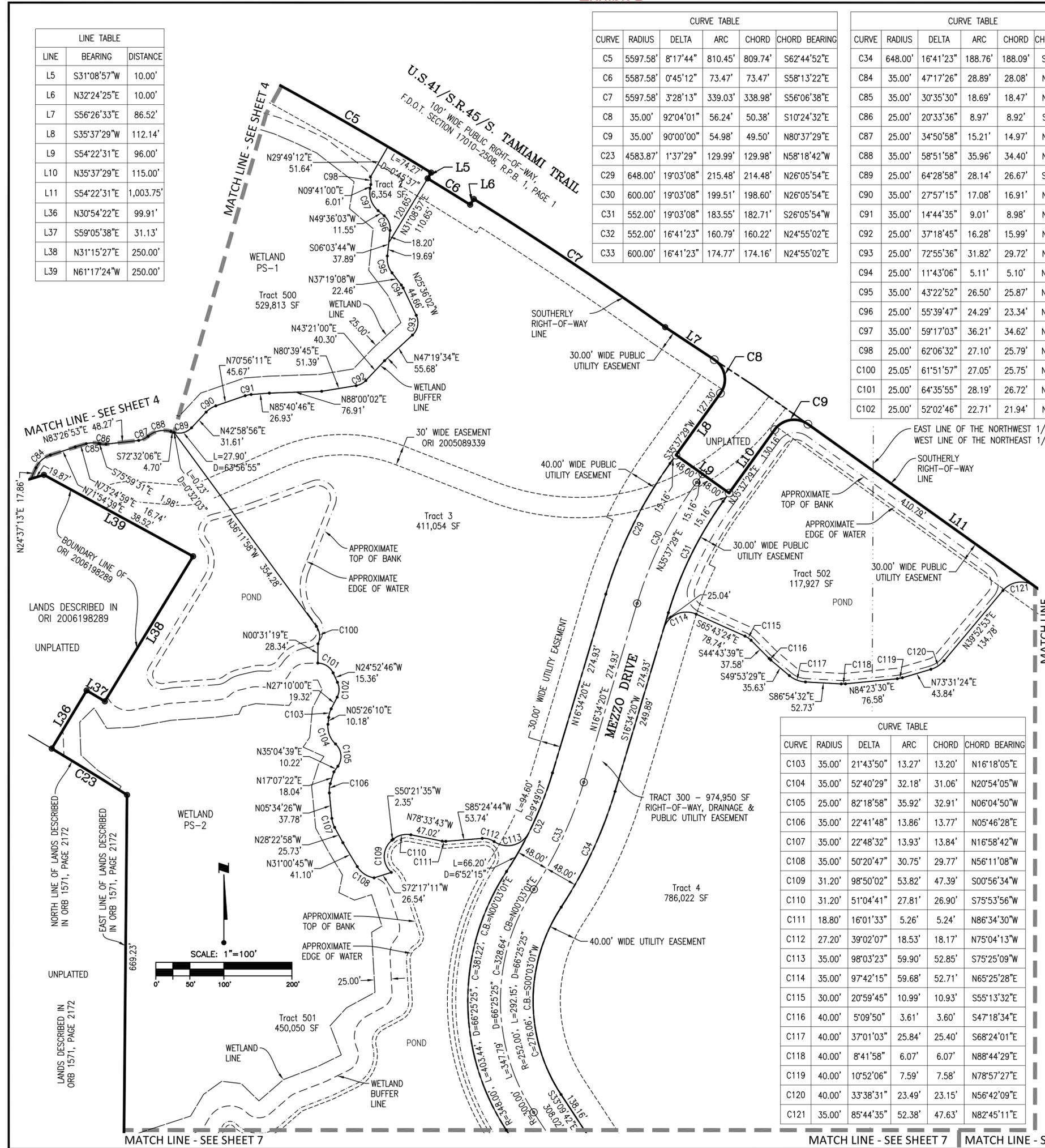
A SUBDIVISION IN SECTIONS 33 & 34,
TOWNSHIP 39 SOUTH, RANGE 20 EAST
& SECTION 4, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S31°08'57"W	10.00'
L6	N32°24'25"E	10.00'
L7	S56°26'33"E	86.52'
L8	S35°37'29"W	112.14'
L9	S54°22'31"E	96.00'
L10	N35°37'29"E	115.00'
L11	S54°22'31"E	1,003.75'
L36	N30°54'22"E	99.91'
L37	S59°05'38"E	31.13'
L38	N31°15'27"E	250.00'
L39	N61°17'24"W	250.00'

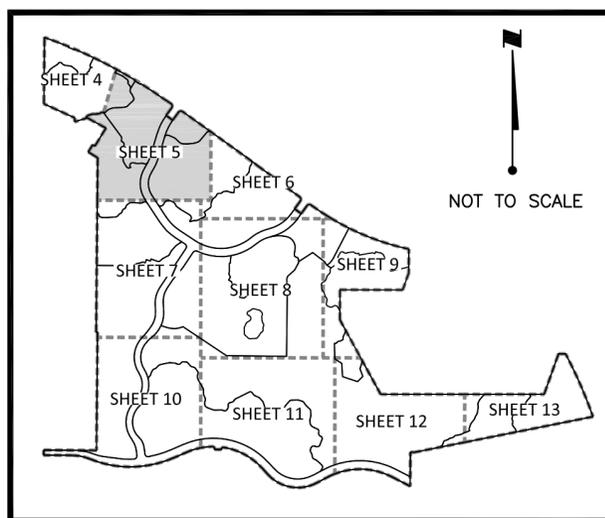
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	5597.58'	8°17'44"	810.45'	809.74'	S62°44'52"E
C6	5587.58'	0°45'12"	73.47'	73.47'	S58°13'22"E
C7	5597.58'	3°28'13"	339.03'	338.98'	S56°06'38"E
C8	35.00'	92°04'01"	56.24'	50.38'	S10°24'32"E
C9	35.00'	90°00'00"	54.98'	49.50'	N80°37'29"E
C23	4583.87'	1°37'29"	129.99'	129.98'	N58°18'42"W
C29	648.00'	19°03'08"	215.48'	214.48'	N26°05'54"E
C30	600.00'	19°03'08"	199.51'	198.60'	N26°05'54"E
C31	552.00'	19°03'08"	183.55'	182.71'	S26°05'54"W
C32	552.00'	16°41'23"	160.79'	160.22'	N24°55'02"E
C33	600.00'	16°41'23"	174.77'	174.16'	N24°55'02"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C34	648.00'	16°41'23"	188.76'	188.09'	S24°55'02"W
C84	35.00'	47°17'26"	28.89'	28.08'	N48°15'56"E
C85	35.00'	30°35'30"	18.69'	18.47'	N88°42'44"E
C86	25.00'	20°33'36"	8.97'	8.92'	S86°16'19"E
C87	25.00'	34°50'58"	15.21'	14.97'	N66°01'24"E
C88	35.00'	58°51'58"	35.96'	34.40'	N78°01'55"E
C89	25.00'	64°28'58"	28.14'	26.67'	S75°13'25"W
C90	35.00'	27°57'15"	17.08'	16.91'	N56°57'33"E
C91	35.00'	14°44'35"	9.01'	8.98'	N78°18'28"E
C92	25.00'	37°18'45"	16.28'	15.99'	N62°00'23"E
C93	25.00'	72°55'36"	31.82'	29.72'	N10°51'46"E
C94	25.00'	11°43'06"	5.11'	5.10'	N31°27'35"W
C95	35.00'	43°22'52"	26.50'	25.87'	N15°37'42"W
C96	25.00'	55°39'47"	24.29'	23.34'	N21°46'09"W
C97	35.00'	59°17'03"	36.21'	34.62'	N19°57'31"W
C98	25.00'	62°06'32"	27.10'	25.79'	N21°22'16"W
C100	25.05'	61°51'57"	27.05'	25.75'	N05°06'45"W
C101	25.00'	64°35'55"	28.19'	26.72'	N57°10'43"W
C102	25.00'	52°02'46"	22.71'	21.94'	N01°08'37"E

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C103	35.00'	21°43'50"	13.27'	13.20'	N16°18'05"E
C104	35.00'	52°40'29"	32.18'	31.06'	N20°54'05"W
C105	25.00'	82°18'58"	35.92'	32.91'	N06°04'50"W
C106	35.00'	22°41'48"	13.86'	13.77'	N05°46'28"E
C107	35.00'	22°48'32"	13.93'	13.84'	N16°58'42"W
C108	35.00'	50°20'47"	30.75'	29.77'	N56°11'08"W
C109	31.20'	98°50'02"	53.82'	47.39'	S00°56'34"W
C110	31.20'	51°04'41"	27.81'	26.90'	S75°53'56"W
C111	18.80'	16°01'33"	5.26'	5.24'	N86°34'30"W
C112	27.20'	39°02'07"	18.53'	18.17'	N75°04'13"W
C113	35.00'	98°03'23"	59.90'	52.85'	S75°25'09"W
C114	35.00'	97°42'15"	59.68'	52.71'	N65°25'28"E
C115	30.00'	20°59'45"	10.99'	10.93'	S55°13'32"E
C116	40.00'	5°09'50"	3.61'	3.60'	S47°18'34"E
C117	40.00'	37°01'03"	25.84'	25.40'	S68°24'01"E
C118	40.00'	8°41'58"	6.07'	6.07'	N88°44'29"E
C119	40.00'	10°52'06"	7.59'	7.58'	N78°57'27"E
C120	40.00'	33°38'31"	23.49'	23.15'	N56°42'09"E
C121	35.00'	85°44'35"	52.38'	47.63'	N82°45'11"E



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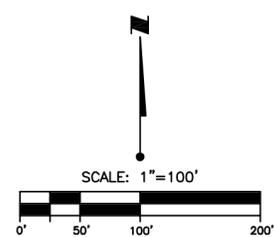
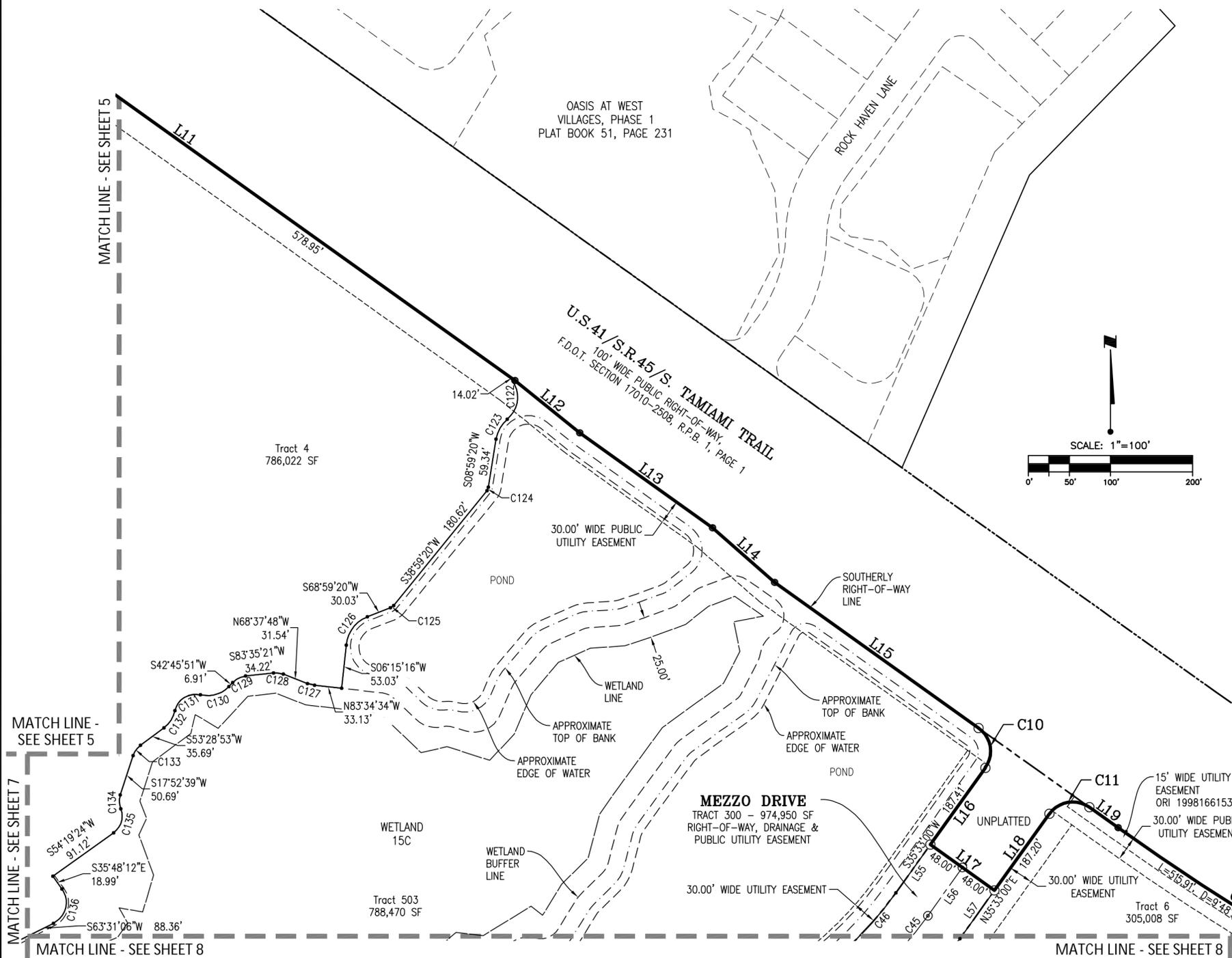
WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

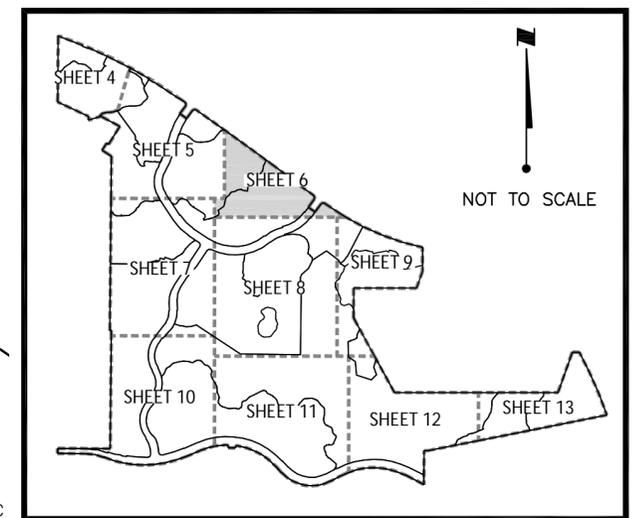
LINE	BEARING	DISTANCE
L11	S54°22'31"E	1,003.75'
L12	S51°00'40"E	101.66'
L13	S54°20'43"E	199.02'
L14	S48°43'03"E	100.71'
L15	S54°22'31"E	305.47'
L16	S35°33'00"W	115.11'
L17	S54°27'00"E	96.00'
L18	N35°33'00"E	114.89'
L19	S54°22'31"E	42.85'
L55	N35°33'00"E	72.31'
L56	S35°33'00"W	72.31'
L57	S35°33'00"W	72.31'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	35.00'	89°55'31"	54.93'	49.47'	S09°24'46"E
C11	35.00'	90°04'29"	55.02'	49.53'	N80°35'14"E
C12	3011.73'	23°25'45"	1231.54'	1222.98'	S66°05'24"E
C122	35.00'	104°18'27"	63.72'	55.28'	S02°13'18"E
C123	40.00'	40°56'35"	28.58'	27.98'	S29°27'38"W
C124	9.20'	30°00'00"	4.82'	4.76'	S23°59'20"W
C125	9.20'	30°00'00"	4.82'	4.76'	S53°59'20"W
C126	40.00'	65°23'19"	45.65'	43.21'	S36°17'41"W
C127	35.00'	14°56'46"	9.13'	9.10'	N76°06'11"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C128	25.00'	27°46'51"	12.12'	12.00'	N82°31'13"W
C129	25.00'	40°49'30"	17.81'	17.44'	S63°10'36"W
C130	35.00'	62°08'10"	37.96'	36.12'	S73°49'56"W
C131	25.00'	93°31'16"	40.81'	36.42'	S58°08'23"W
C132	35.00'	42°06'07"	25.72'	25.14'	S32°25'49"W
C133	25.00'	35°36'13"	15.54'	15.29'	S35°40'46"W
C134	25.00'	39°13'12"	17.11'	16.78'	S01°43'57"E
C135	25.00'	75°39'57"	33.02'	30.67'	S16°29'26"W
C136	28.40'	99°19'18"	49.23'	43.29'	S13°51'27"W



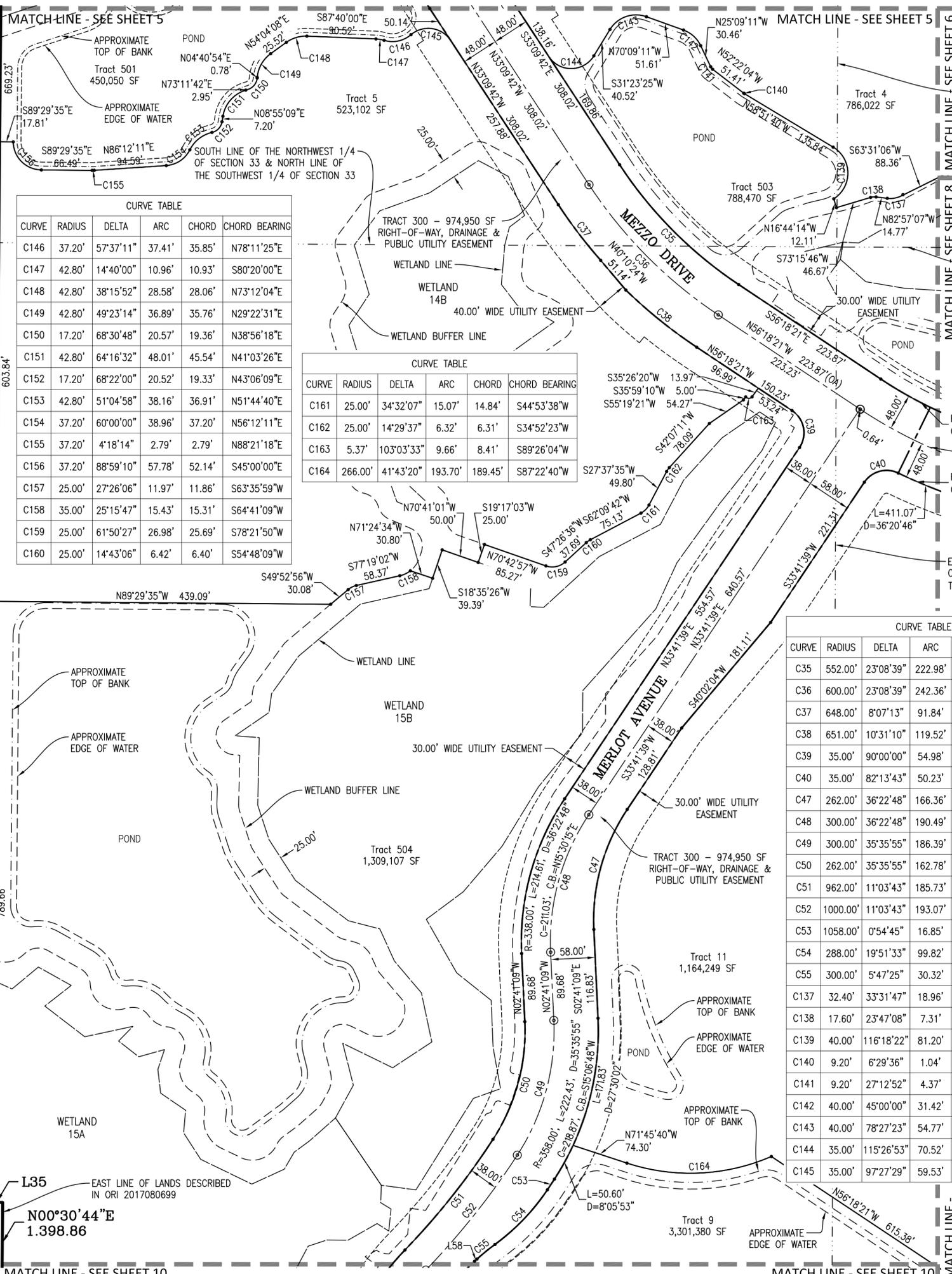
- LEGEND:
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 - = BENCHMARK
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 - = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - = PERMANENT CONTROL POINT FOUND (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
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 - CB = CHORD BRG. (BEARING)
 - L# = LINE # (SEE LINE TABLE)
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 - ORB = OFFICIAL RECORD BOOK
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 - (OA) = OVERALL
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 - TRT = TRACT
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 - LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT



WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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 - = BENCHMARK
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 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
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 - ⊙ = 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)
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 - CB = CHORD BRG. (BEARING)
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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C146	37.20'	57°37'11"	37.41'	35.85'	N78°11'25"E
C147	42.80'	14°40'00"	10.96'	10.93'	S80°20'00"E
C148	42.80'	38°15'52"	28.58'	28.06'	N73°12'04"E
C149	42.80'	49°23'14"	36.89'	35.76'	N29°22'31"E
C150	17.20'	68°30'48"	20.57'	19.36'	N38°56'18"E
C151	42.80'	64°16'32"	48.01'	45.54'	N41°03'26"E
C152	17.20'	68°22'00"	20.52'	19.33'	N43°06'09"E
C153	42.80'	51°04'58"	38.16'	36.91'	N51°44'40"E
C154	37.20'	60°00'00"	38.96'	37.20'	N56°12'11"E
C155	37.20'	4°18'14"	2.79'	2.79'	N88°21'18"E
C156	37.20'	88°59'10"	57.78'	52.14'	S45°00'00"E
C157	25.00'	27°26'06"	11.97'	11.86'	S63°35'59"W
C158	35.00'	25°15'47"	15.43'	15.31'	S64°41'09"W
C159	25.00'	61°50'27"	26.98'	25.69'	S78°21'50"W
C160	25.00'	14°43'06"	6.42'	6.40'	S54°48'09"W

CURVE TABLE

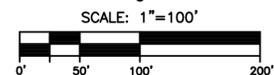
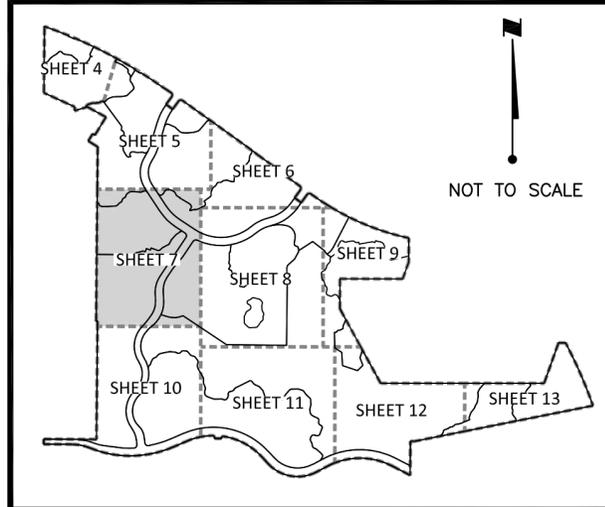
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C161	25.00'	34°32'07"	15.07'	14.84'	S44°53'38"W
C162	25.00'	14°29'37"	6.32'	6.31'	S34°52'23"W
C163	5.37'	103°03'33"	9.66'	8.41'	S89°26'04"W
C164	266.00'	41°43'20"	193.70'	189.45'	S87°22'40"W

LINE TABLE

LINE	BEARING	DISTANCE
L35	N89°29'07"W	16.32'
L58	S47°53'39"W	4.40'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C35	552.00'	23°08'39"	222.98'	221.46'	S44°44'01"E
C36	600.00'	23°08'39"	242.36'	240.72'	N44°44'01"W
C37	648.00'	8°07'13"	91.84'	91.76'	N37°13'18"W
C38	651.00'	10°31'10"	119.52'	119.36'	N51°02'46"W
C39	35.00'	90°00'00"	54.98'	49.50'	N11°18'21"W
C40	35.00'	82°13'43"	50.23'	46.03'	S74°48'31"W
C47	262.00'	36°22'48"	166.36'	163.58'	S15°30'15"W
C48	300.00'	36°22'48"	190.49'	187.30'	N15°30'15"E
C49	300.00'	35°35'55"	186.39'	183.41'	N15°06'48"E
C50	262.00'	35°35'55"	162.78'	160.18'	N15°06'48"E
C51	962.00'	11°03'43"	185.73'	185.44'	N38°26'37"E
C52	1000.00'	11°03'43"	193.07'	192.77'	N38°26'37"E
C53	1058.00'	0°54'45"	16.85'	16.85'	S33°22'08"W
C54	288.00'	19°51'33"	99.82'	99.32'	S43°45'17"W
C55	300.00'	5°47'25"	30.32'	30.30'	S50°47'21"W
C137	32.40'	33°31'47"	18.96'	18.69'	S80°17'00"W
C138	17.60'	23°47'08"	7.31'	7.25'	S85°09'20"W
C139	40.00'	116°18'22"	81.20'	67.96'	N00°42'29"W
C140	9.20'	6°29'36"	1.04'	1.04'	N55°36'52"W
C141	9.20'	27°12'52"	4.37'	4.33'	N38°45'38"W
C142	40.00'	45°00'00"	31.42'	30.61'	N47°39'11"W
C143	40.00'	78°27'23"	54.77'	50.59'	S70°37'07"W
C144	35.00'	115°26'53"	70.52'	59.18'	S89°06'52"W
C145	35.00'	97°27'29"	59.53'	52.61'	S81°53'26"E



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EAST LINE OF LANDS DESCRIBED IN ORB 1571, PAGE 2172

LANDS DESCRIBED IN ORB 1571, PAGE 2172

NORTH LINE OF LANDS DESCRIBED IN ORI 2017080699

L35 EAST LINE OF LANDS DESCRIBED IN ORI 2017080699

N00°30'44"E
1.398.86

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 8

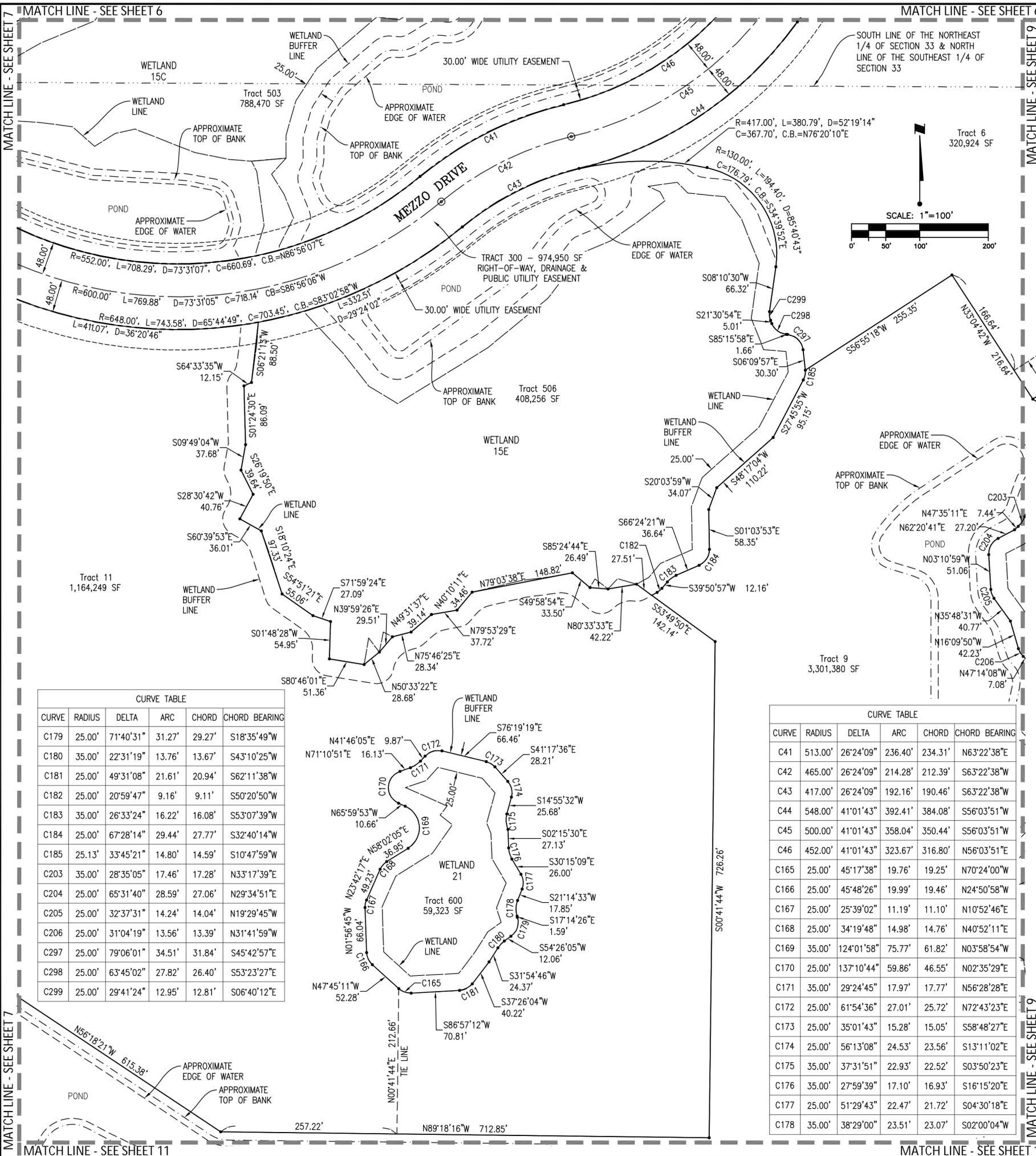
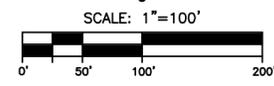
MATCH LINE - SEE SHEET 6

WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

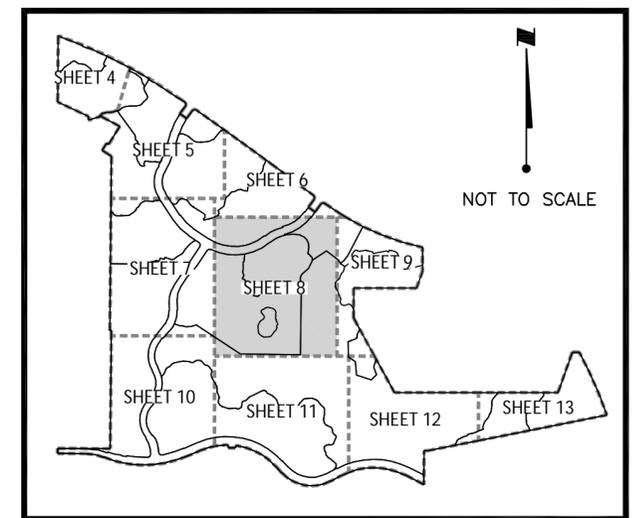
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C179	25.00'	71°40'31"	31.27'	29.27'	S18°35'49"W
C180	35.00'	22°31'19"	13.76'	13.67'	S43°10'25"W
C181	25.00'	49°31'08"	21.61'	20.94'	S62°11'38"W
C182	25.00'	20°59'47"	9.16'	9.11'	S50°20'50"W
C183	35.00'	26°33'24"	16.22'	16.08'	S53°07'39"W
C184	25.00'	67°28'14"	29.44'	27.77'	S32°40'14"W
C185	25.13'	33°45'21"	14.80'	14.59'	S10°47'59"W
C203	35.00'	28°35'05"	17.46'	17.28'	N33°17'39"E
C204	25.00'	65°31'40"	28.59'	27.06'	N29°34'51"E
C205	25.00'	32°37'31"	14.24'	14.04'	N19°29'45"W
C206	25.00'	31°04'19"	13.56'	13.39'	N31°41'59"W
C297	25.00'	79°06'01"	34.51'	31.84'	S45°42'57"E
C298	25.00'	63°45'02"	27.82'	26.40'	S53°23'27"E
C299	25.00'	29°41'24"	12.95'	12.81'	S06°40'12"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C41	513.00'	26°24'09"	236.40'	234.31'	N63°22'38"E
C42	465.00'	26°24'09"	214.28'	212.39'	S63°22'38"W
C43	417.00'	26°24'09"	192.16'	190.46'	S63°22'38"W
C44	548.00'	41°01'43"	392.41'	384.08'	S56°03'51"W
C45	500.00'	41°01'43"	358.04'	350.44'	S56°03'51"W
C46	452.00'	41°01'43"	323.67'	316.80'	N56°03'51"E
C165	25.00'	45°17'38"	19.76'	19.25'	N70°24'00"W
C166	25.00'	45°48'26"	19.99'	19.46'	N24°50'58"W
C167	25.00'	25°39'02"	11.19'	11.10'	N10°52'46"E
C168	25.00'	34°19'48"	14.98'	14.76'	N40°52'11"E
C169	35.00'	124°01'58"	75.77'	61.82'	N03°58'54"W
C170	25.00'	137°10'44"	59.86'	46.55'	N02°35'29"E
C171	35.00'	29°24'45"	17.97'	17.77'	N56°28'28"E
C172	25.00'	61°54'36"	27.01'	25.72'	N72°43'23"E
C173	25.00'	35°01'43"	15.28'	15.05'	S58°48'27"E
C174	25.00'	56°13'08"	24.53'	23.56'	S13°11'02"E
C175	35.00'	37°31'51"	22.93'	22.52'	S03°50'23"E
C176	35.00'	27°59'39"	17.10'	16.93'	S16°15'20"E
C177	25.00'	51°29'43"	22.47'	21.72'	S04°30'18"E
C178	35.00'	38°29'00"	23.51'	23.07'	S02°00'04"W



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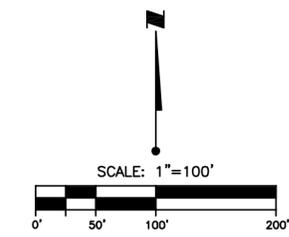
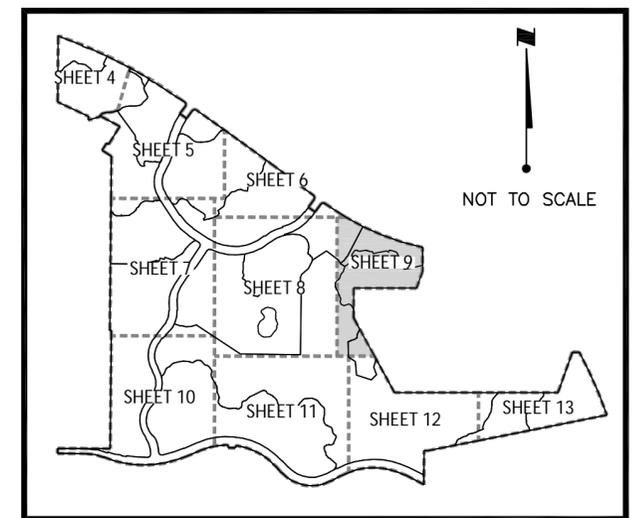
A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

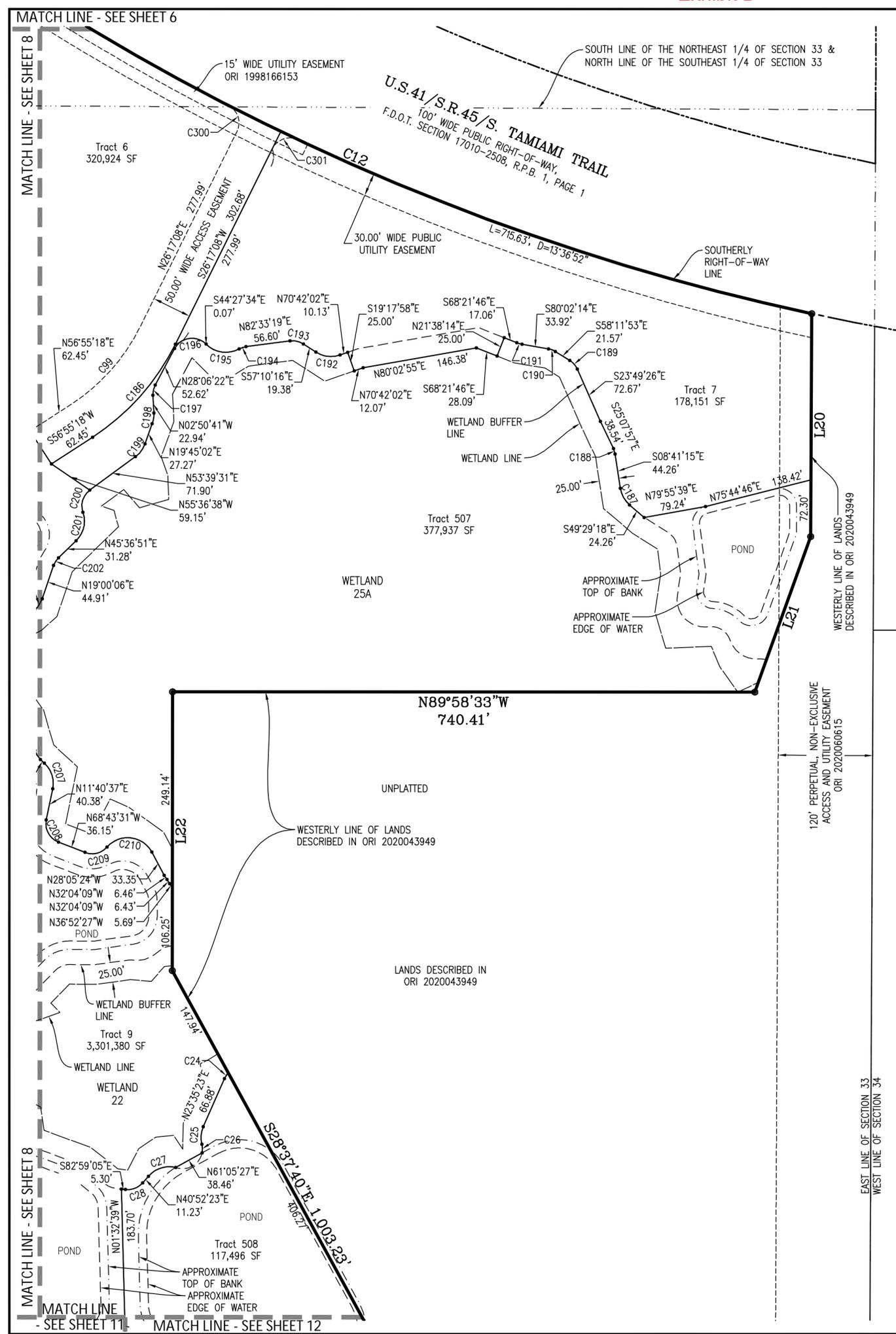
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C12	3011.73'	23°25'45"	1231.54'	1222.98'	S66°05'24"E
C24	35.00'	15°00'06"	9.16'	9.14'	N31°05'27"E
C25	35.00'	37°42'31"	23.03'	22.62'	N04°44'08"E
C26	25.00'	25°16'44"	11.03'	10.94'	N01°28'46"W
C27	35.00'	62°16'49"	38.04'	36.20'	N72°00'48"E
C28	25.00'	56°08'32"	24.50'	23.53'	N68°56'39"E
C99	250.00'	30°38'10"	133.68'	132.09'	N41°36'13"E
C186	300.00'	30°38'10"	160.41'	158.51'	S41°36'13"W
C187	35.00'	40°48'03"	24.92'	24.40'	S29°05'17"E
C188	25.00'	16°26'42"	7.18'	7.15'	S16°54'36"E
C189	25.00'	34°22'27"	15.00'	14.77'	S41°00'40"E
C190	25.00'	21°50'21"	9.53'	9.47'	S69°07'04"E
C191	35.00'	11°40'29"	7.13'	7.12'	S74°12'00"E
C192	35.00'	52°07'42"	31.84'	30.76'	S83°14'07"E
C193	25.00'	40°16'25"	17.57'	17.21'	S77°18'28"E
C194	25.00'	21°16'18"	9.28'	9.23'	N71°55'10"E
C195	35.00'	74°15'25"	45.36'	42.25'	S81°35'17"E
C196	25.00'	107°26'04"	46.88'	40.31'	N81°49'24"E
C197	25.00'	30°57'03"	13.50'	13.34'	N12°37'50"E
C198	35.00'	22°35'44"	13.80'	13.71'	N08°27'11"E
C199	35.00'	33°54'29"	20.71'	20.41'	N36°42'17"E
C200	25.00'	72°26'57"	31.61'	29.55'	N17°26'03"E
C201	35.00'	64°24'17"	39.34'	37.30'	N13°24'43"E
C202	25.00'	26°36'45"	11.61'	11.51'	N32°18'29"E
C207	35.00'	58°54'45"	35.99'	34.42'	N17°46'46"W
C208	25.00'	80°24'08"	35.08'	32.27'	N28°31'27"W
C209	25.00'	70°14'21"	30.65'	28.76'	S76°09'18"W
C210	35.00'	110°52'29"	67.73'	57.65'	N83°31'39"W
C300	25.00'	89°03'24"	38.86'	35.06'	N18°14'34"W
C301	25.00'	89°03'24"	38.86'	35.06'	N70°48'50"E

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S00°16'02"W	284.07'
L21	S19°42'14"W	210.88'
L22	S00°01'26"W	355.39'



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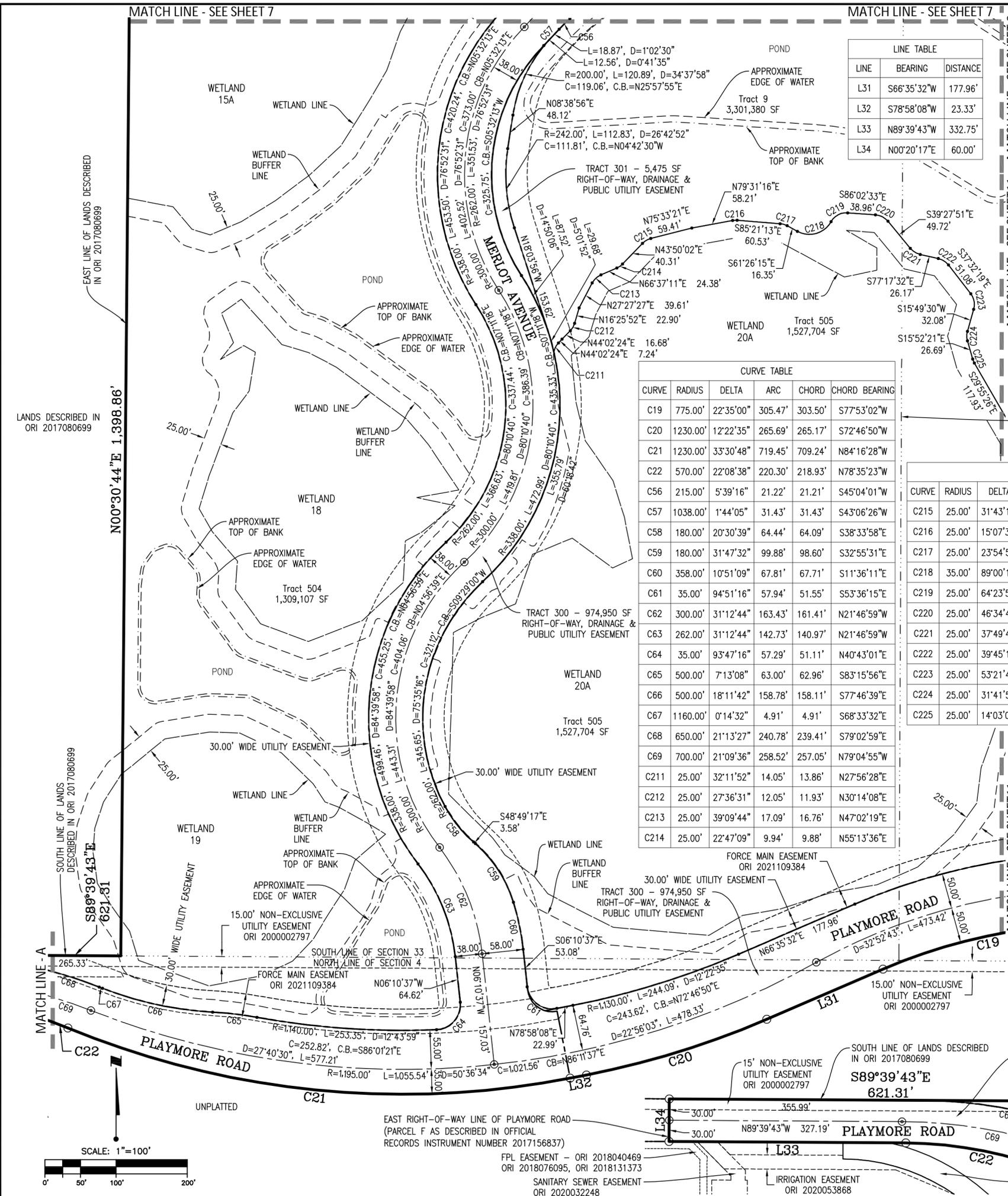


WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

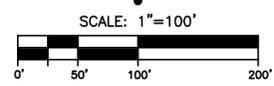
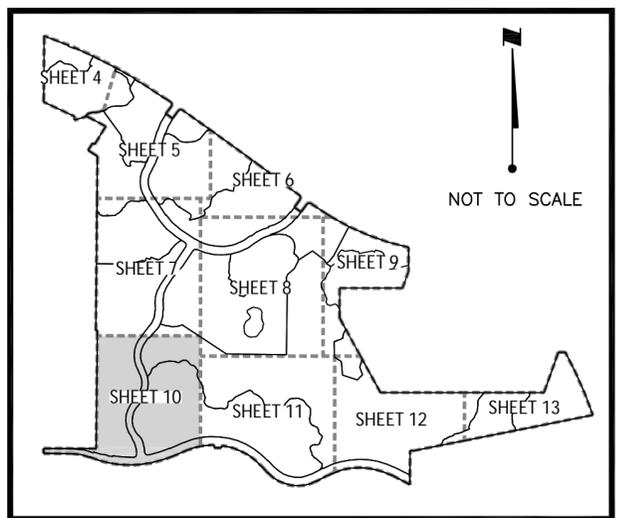
- = ANGLE POINT
- = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
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- C = CHORD DISTANCE
- CB = CHORD BRG. (BEARING)
- L# = LINE # (SEE LINE TABLE)
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- ORB = OFFICIAL RECORD BOOK
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- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT



LINE	BEARING	DISTANCE
L31	S66°35'32"W	177.96'
L32	S78°58'08"W	23.33'
L33	N89°39'43"W	332.75'
L34	N00°20'17"E	60.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C19	775.00'	22°35'00"	305.47'	303.50'	S77°53'02"W
C20	1230.00'	12°22'35"	265.69'	265.17'	S72°46'50"W
C21	1230.00'	33°30'48"	719.45'	709.24'	N84°16'28"W
C22	570.00'	22°08'38"	220.30'	218.93'	N78°35'23"W
C56	215.00'	5°39'16"	21.22'	21.21'	S45°04'01"W
C57	1038.00'	1°44'05"	31.43'	31.43'	S43°06'26"W
C58	180.00'	20°30'39"	64.44'	64.09'	S38°33'58"E
C59	180.00'	31°47'32"	99.88'	98.60'	S32°55'31"E
C60	358.00'	10°51'09"	67.81'	67.71'	S11°36'11"E
C61	35.00'	94°51'16"	57.94'	51.55'	S53°36'15"E
C62	300.00'	31°12'44"	163.43'	161.41'	N21°46'59"W
C63	262.00'	31°12'44"	142.73'	140.97'	N21°46'59"W
C64	35.00'	93°47'16"	57.29'	51.11'	N40°43'01"E
C65	500.00'	7°13'08"	63.00'	62.96'	S83°15'56"E
C66	500.00'	18°11'42"	158.78'	158.11'	S77°46'39"E
C67	1160.00'	0°14'32"	4.91'	4.91'	S68°33'32"E
C68	650.00'	21°13'27"	240.78'	239.41'	S79°02'59"E
C69	700.00'	21°09'36"	258.52'	257.05'	N79°04'55"W
C211	25.00'	32°11'52"	14.05'	13.86'	N27°56'28"E
C212	25.00'	27°36'31"	12.05'	11.93'	N30°14'08"E
C213	25.00'	39°09'44"	17.09'	16.76'	N47°02'19"E
C214	25.00'	22°47'09"	9.94'	9.88'	N55°13'36"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C215	25.00'	31°43'19"	13.84'	13.67'	N59°41'41"E
C216	25.00'	15°07'31"	6.60'	6.58'	N87°05'01"E
C217	25.00'	23°54'59"	10.44'	10.36'	S73°23'44"E
C218	35.00'	89°00'11"	54.37'	49.06'	N74°03'40"E
C219	25.00'	64°23'52"	28.10'	26.64'	N61°45'31"E
C220	25.00'	46°34'42"	20.32'	19.77'	S62°45'12"E
C221	25.00'	37°49'41"	16.51'	16.21'	S58°22'41"E
C222	25.00'	39°45'13"	17.35'	17.00'	S57°24'56"E
C223	25.00'	53°21'49"	23.28'	22.45'	S10°51'25"E
C224	25.00'	31°41'51"	13.83'	13.65'	S00°01'26"E
C225	25.00'	14°03'05"	6.13'	6.12'	S22°53'53"E



MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 9

WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C14	820.00'	55°14'58"	790.71'	760.43'	S89°34'17"W
C15	475.00'	75°45'56"	628.12'	583.34'	N80°10'14"W
C16	775.00'	38°33'59"	521.66'	511.87'	N61°34'16"W
C17	25.00'	99°08'45"	43.26'	38.06'	S49°34'22"W
C18	25.00'	90°49'28"	39.63'	35.61'	N45°24'43"W
C19	775.00'	22°35'00"	305.47'	303.50'	S77°53'02"W
C226	25.00'	30°20'13"	13.24'	13.08'	S14°45'19"E
C227	25.00'	22°28'05"	9.80'	9.74'	S10°49'16"E
C228	25.00'	39°11'32"	17.10'	16.77'	S02°27'32"E
C229	35.00'	28°07'46"	17.18'	17.01'	S03°04'20"W

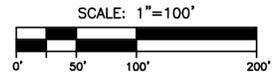
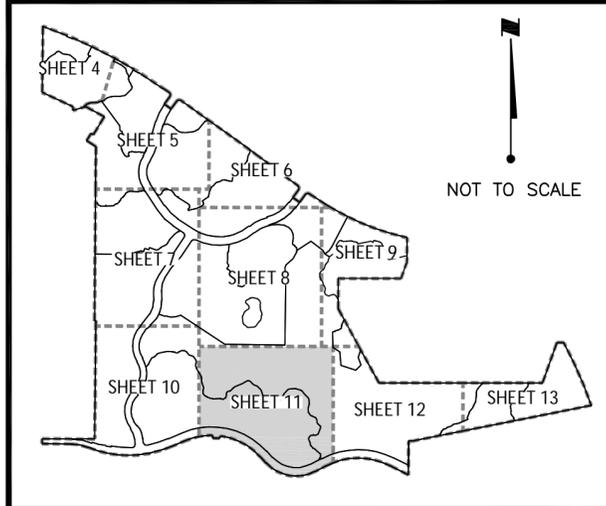
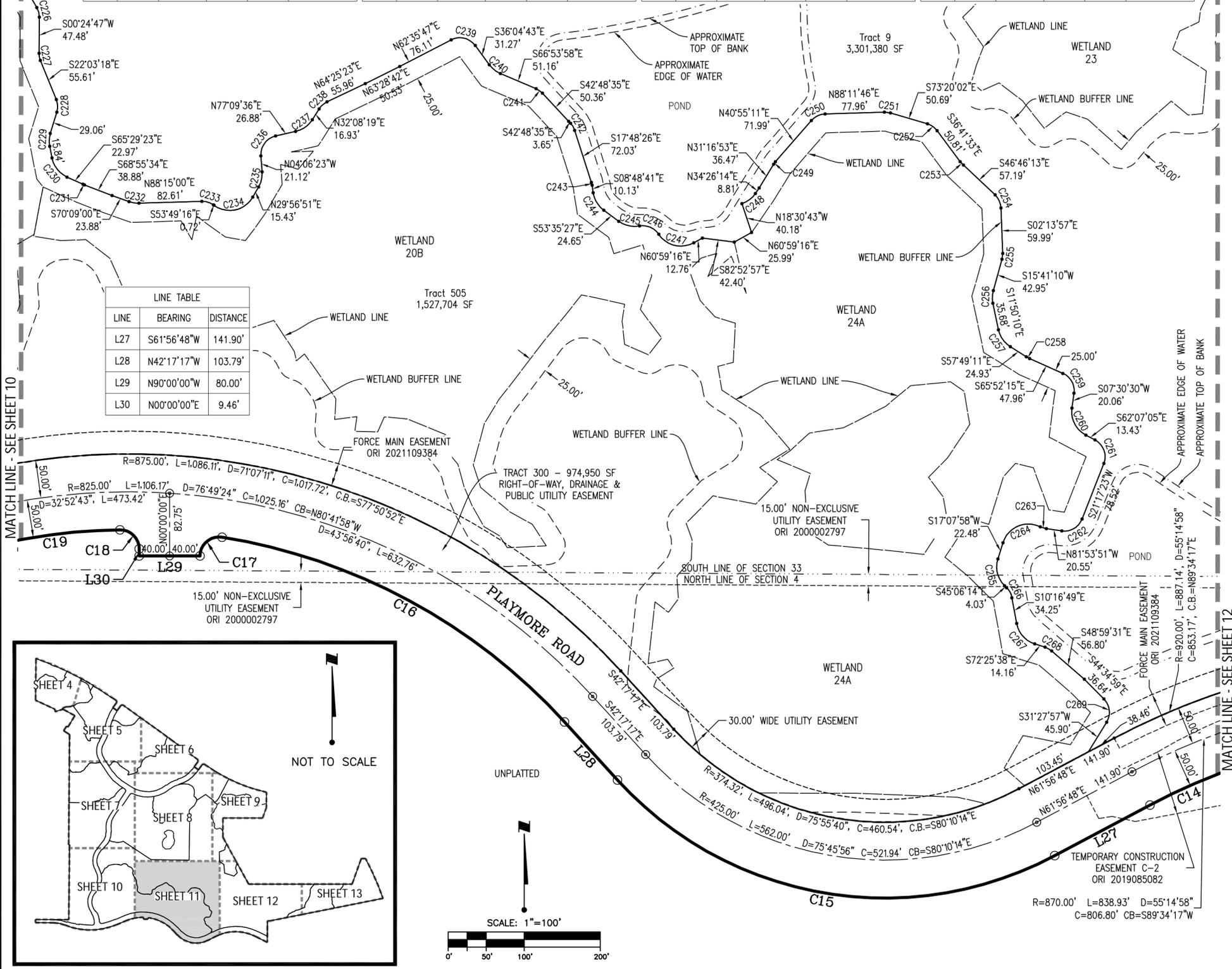
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C230	35.00'	54°29'50"	33.29'	32.05'	S38°14'28"E
C231	35.00'	3°26'11"	2.10'	2.10'	S67°12'28"E
C232	35.00'	21°36'00"	13.19'	13.12'	S80°57'00"E
C233	25.00'	37°55'44"	16.55'	16.25'	S72°47'08"E
C234	35.00'	96°13'53"	58.78'	52.11'	N78°03'48"E
C235	35.00'	34°03'14"	20.80'	20.50'	N12°55'14"E
C236	25.00'	81°15'59"	35.46'	32.56'	N36°31'36"E
C237	35.00'	45°01'17"	27.50'	26.80'	N54°38'57"E
C238	25.00'	32°17'04"	14.09'	13.90'	N48°16'51"E
C239	25.00'	81°19'30"	35.48'	32.58'	S76°44'28"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C240	35.00'	30°49'15"	18.83'	18.60'	S51°29'20"E
C241	25.00'	24°05'23"	10.51'	10.43'	S54°51'17"E
C242	25.00'	25°00'10"	10.91'	10.82'	S30°18'31"E
C243	25.00'	8°59'45"	3.93'	3.92'	S13°18'33"E
C244	35.00'	44°46'46"	27.35'	26.66'	S31°12'04"E
C245	35.00'	46°47'47"	28.59'	27.80'	S76°59'21"E
C246	25.00'	66°55'56"	29.20'	27.57'	S66°55'17"E
C247	35.00'	85°33'26"	52.26'	47.54'	S76°14'02"E
C248	35.00'	37°03'03"	22.63'	22.24'	N52°57'45"E
C249	25.00'	9°39'01"	4.21'	4.21'	N36°05'40"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C250	25.00'	47°16'35"	20.63'	20.05'	N64°33'28"E
C251	25.00'	18°28'12"	8.06'	8.02'	S82°34'08"E
C252	25.00'	36°38'29"	15.99'	15.72'	S55°00'48"E
C253	35.00'	10°04'40"	6.16'	6.15'	S41°43'53"E
C254	25.00'	44°32'16"	19.43'	18.95'	S24°30'05"E
C255	25.00'	17°55'08"	7.82'	7.79'	S06°43'37"W
C256	35.00'	27°31'20"	16.81'	16.65'	S01°55'30"W
C257	35.00'	45°59'01"	28.09'	27.34'	S34°49'41"E
C258	35.00'	8°03'04"	4.92'	4.91'	S61°50'43"E
C259	25.00'	73°22'45"	32.02'	29.87'	S29°10'53"E

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S61°56'48"W	141.90'
L28	N42°17'17"W	103.79'
L29	N90°00'00"W	80.00'
L30	N00°00'00"E	9.46'

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C260	35.00'	69°37'34"	42.53'	39.96'	S27°18'18"E
C261	25.00'	83°24'28"	36.39'	33.26'	S20°24'51"E
C262	25.00'	76°48'46"	33.52'	31.06'	S59°41'46"W
C263	25.00'	18°44'53"	8.18'	8.14'	N72°31'24"W
C264	35.00'	99°43'05"	60.91'	53.51'	S66°59'30"W
C265	35.00'	62°14'12"	38.02'	36.18'	S13°59'08"E
C266	25.00'	34°49'25"	15.19'	14.96'	S27°41'32"E
C267	35.00'	62°08'49"	37.96'	36.13'	S41°21'14"E
C268	25.00'	23°26'07"	10.23'	10.15'	S60°42'35"E
C269	25.00'	76°02'56"	33.18'	30.80'	S06°33'31"E

Stantec
 6900 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 VILLAGE E

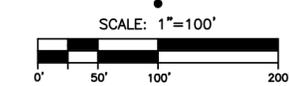
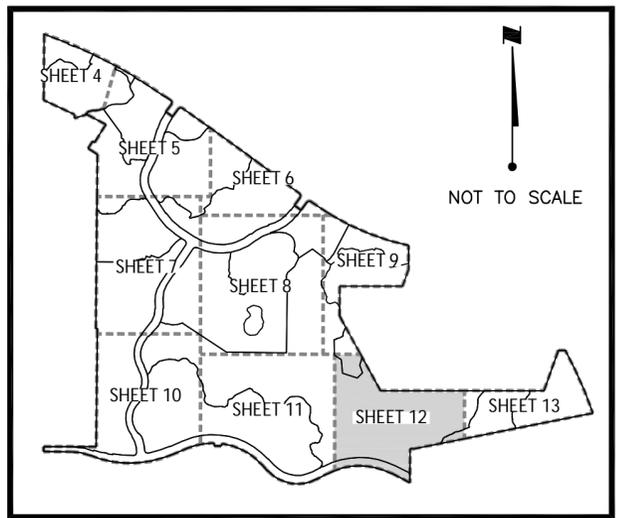
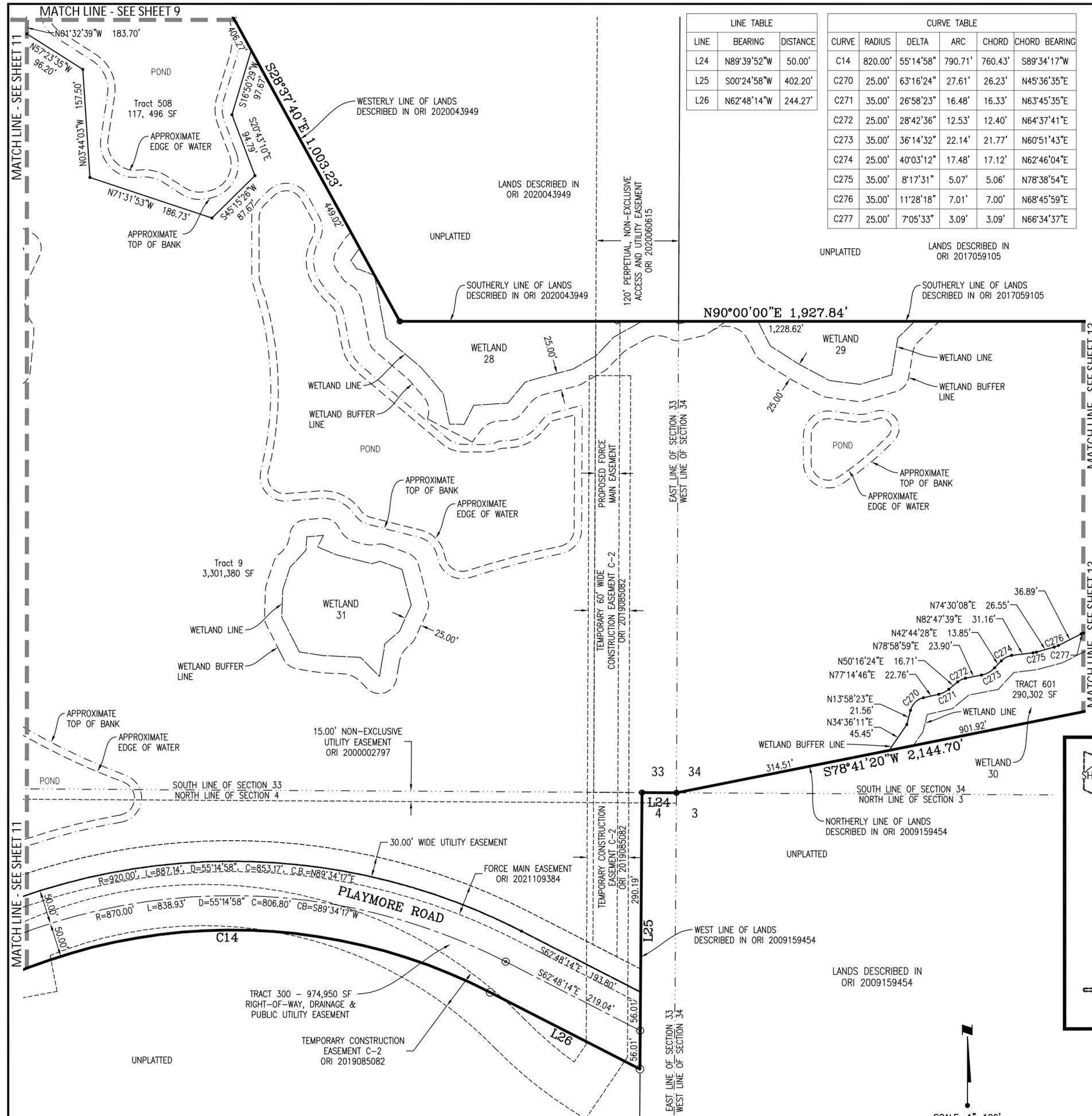
A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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LINE TABLE		
LINE	BEARING	DISTANCE
L24	N89°39'52"W	50.00'
L25	S00°24'58"W	402.20'
L26	N62°48'14"W	244.27'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	
C14	820.00'	55°14'58"	790.71'	760.43'	S89°34'17"W	
C270	25.00'	63°16'24"	27.61'	26.23'	N45°36'35"E	
C271	35.00'	26°58'23"	16.48'	16.33'	N63°45'35"E	
C272	25.00'	28°42'36"	12.53'	12.40'	N64°37'41"E	
C273	35.00'	36°14'32"	22.14'	21.77'	N60°51'43"E	
C274	25.00'	40°03'12"	17.48'	17.12'	N62°46'04"E	
C275	35.00'	8°17'31"	5.07'	5.06'	N78°38'54"E	
C276	35.00'	11°28'18"	7.01'	7.00'	N68°45'59"E	
C277	25.00'	7°05'33"	3.09'	3.09'	N66°34'37"E	

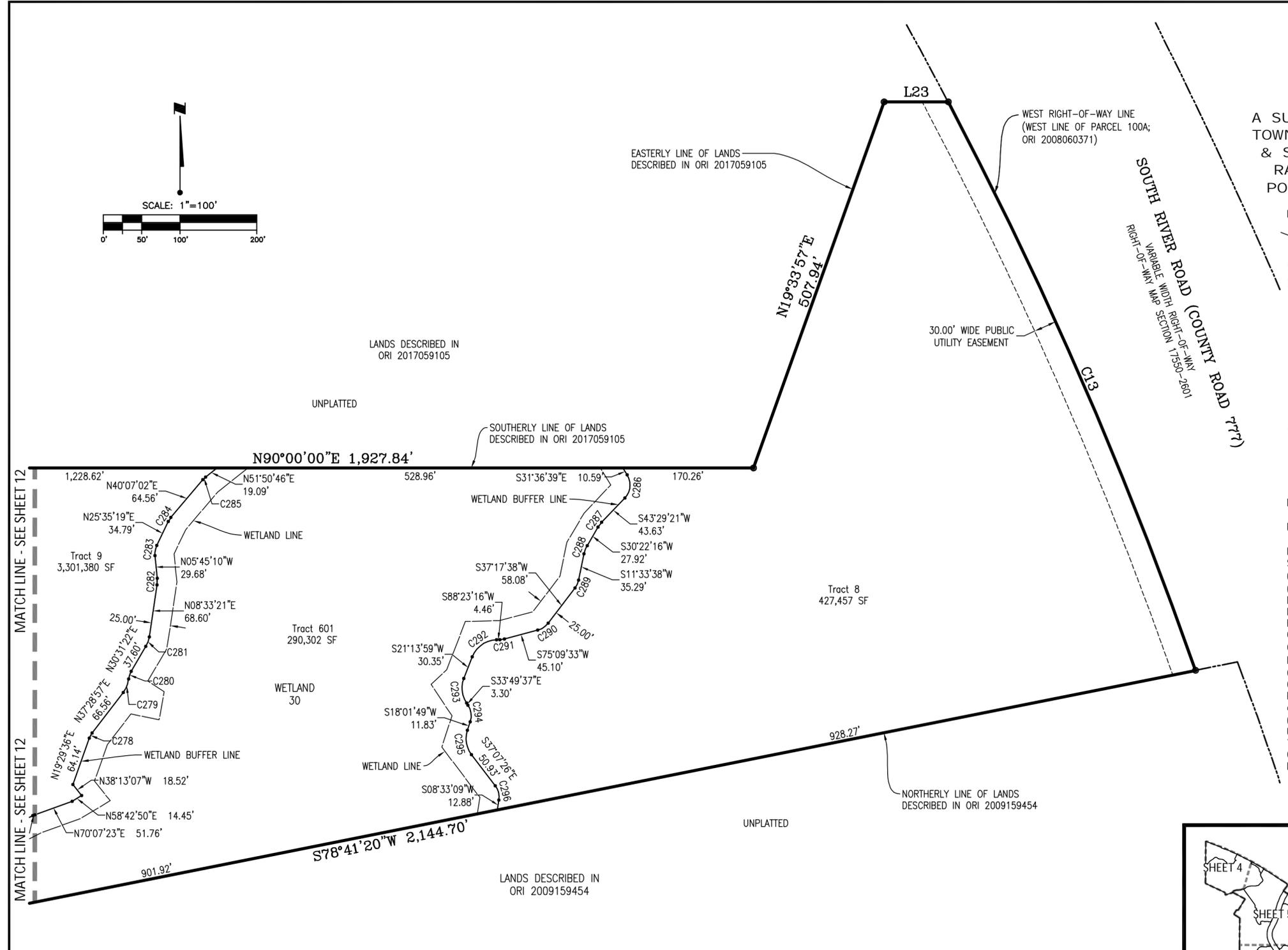
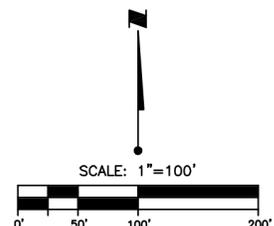


WELLEN PARK VILLAGE E

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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MATCH LINE - SEE SHEET 12

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N90°00'00"E	83.65'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C13	5524.72'	8°24'50"	811.30'	810.57'	S23°26'57"E
C278	25.00'	17°59'22"	7.85'	7.82'	N28°29'17"E
C279	35.00'	31°36'18"	19.31'	19.06'	N21°40'49"E
C280	25.00'	24°38'43"	10.75'	10.67'	N18°12'01"E
C281	35.00'	21°58'01"	13.42'	13.34'	N19°32'22"E
C282	35.00'	14°18'32"	8.74'	8.72'	N01°24'06"E
C283	25.00'	31°20'29"	13.68'	13.51'	N09°55'04"E
C284	25.00'	14°31'43"	6.34'	6.32'	N32°51'11"E
C285	25.00'	11°43'44"	5.12'	5.11'	N45°58'54"E
C286	25.00'	75°06'00"	32.77'	30.47'	S05°56'21"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C287	35.00'	13°07'05"	8.01'	8.00'	S36°55'48"W
C288	35.00'	18°48'38"	11.49'	11.44'	S20°57'57"W
C289	25.00'	25°44'00"	11.23'	11.13'	S24°25'38"W
C290	25.00'	37°51'55"	16.52'	16.22'	S56°13'35"W
C291	25.00'	13°13'44"	5.77'	5.76'	S81°46'24"W
C292	35.00'	67°09'17"	41.02'	38.71'	S54°48'38"W
C293	35.00'	55°03'36"	33.63'	32.35'	S06°17'49"E
C294	25.00'	51°51'26"	22.63'	21.86'	S07°53'54"E
C295	35.00'	55°09'15"	33.69'	32.41'	S09°32'48"E
C296	25.00'	45°40'35"	19.93'	19.41'	S14°17'08"E

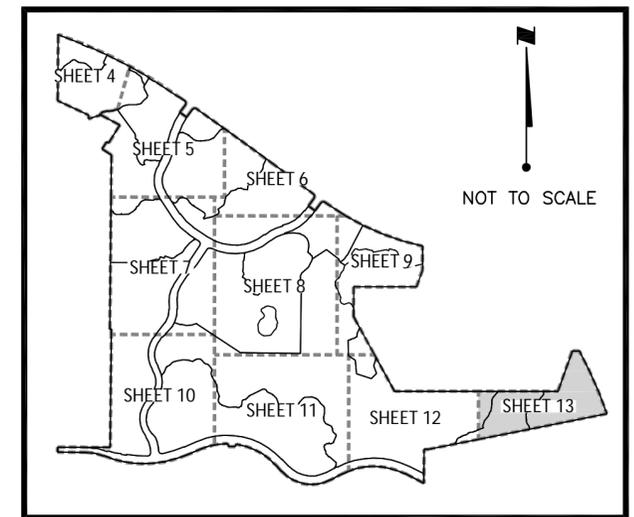


Exhibit E

Alexander Bahorski

From: Alan Fish <alanvbfa@gmail.com>
Sent: Friday, September 17, 2021 9:20 AM
To: Alexander Bahorski
Subject: [EXTERNAL] RE: PLF-21-200, Wellen Park Village E Final Plat Review



Hit that pause button. This email is from an external source. Be careful of any links, attachments, or requests for login information.

Alexander,

I have performed a second review of the above referenced Plat and found the Plat to now be in conformance with Chapter 177, Part One, Florida Statutes.

Alan K. Fish, PSM
Van Buskirk & Fish, Surveying & Mapping, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL 34287
Ph-941 426 0681

From: Alexander Bahorski <abahorski@cityofnorthport.com>
Sent: Thursday, September 16, 2021 9:29 AM
To: Alan Fish <alanvbfa@gmail.com>
Cc: Rhea Lopes <rlopes@cityofnorthport.com>
Subject: PLF-21-200, Wellen Park Village E Final Plat Review

Good morning Mr. Fish,

Please find attached the final plans for Wellen Park Village E (PLF-21-200) for your review. I have also attached your comments from your first review for this plat to cross-check.

If you have any questions, please feel free to reach out.

Thank you and have a nice day,

Alexander J. Bahorski

Planner I
Neighborhood Development Services Department
Planning Division
4970 City Hall Blvd.
North Port, Florida 34286
Office: 941.429.7087

abahorski@cityofnorthport.com

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Sent Via Email: mbramble@cityofnorthport.com

June 24, 2021

Ms. Monica Bramble
Interim Planning & Zoning Division Manager
City of North Port - Planning & Zoning Division
4970 City Hall Boulevard
North Port, Florida 34286

Subject: District Review and Approval of Wellen Park Village E Plat

Dear Ms. Bramble:

I serve as District Engineer for the West Villages Improvement District (the "District"), a local unit of special-purpose government partially located in the City of North Port, Florida (the "City"). Please be advised that District staff has reviewed and approved the form of that certain draft plat of Wellen Park Village E and being submitted to the City by Manasota Beach Ranchlands, LLLP. Accordingly, upon approval by the City Commission, the District will be prepared to promptly thereafter execute the plat for recording purposes.

Should you have any questions regarding the foregoing, please do not hesitate to contact me at (941) 702-9672 or rellis@dewberry.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Ellis", with a long horizontal flourish extending to the right.

Richard Ellis, P.E.
Dewberry Engineers Inc.

RE:ap
Aimee\West Villages Improvement District – Wellen Park Village E Plat Review – 06-24-2021
Enclosures

Cc: John Luczynski, Chairman of the Board of Supervisors (via e-mail)
William Crosley, District Manager (via e-mail)
Lindsay Whelan, District Counsel (via e-mail)