



# STAFF REPORT

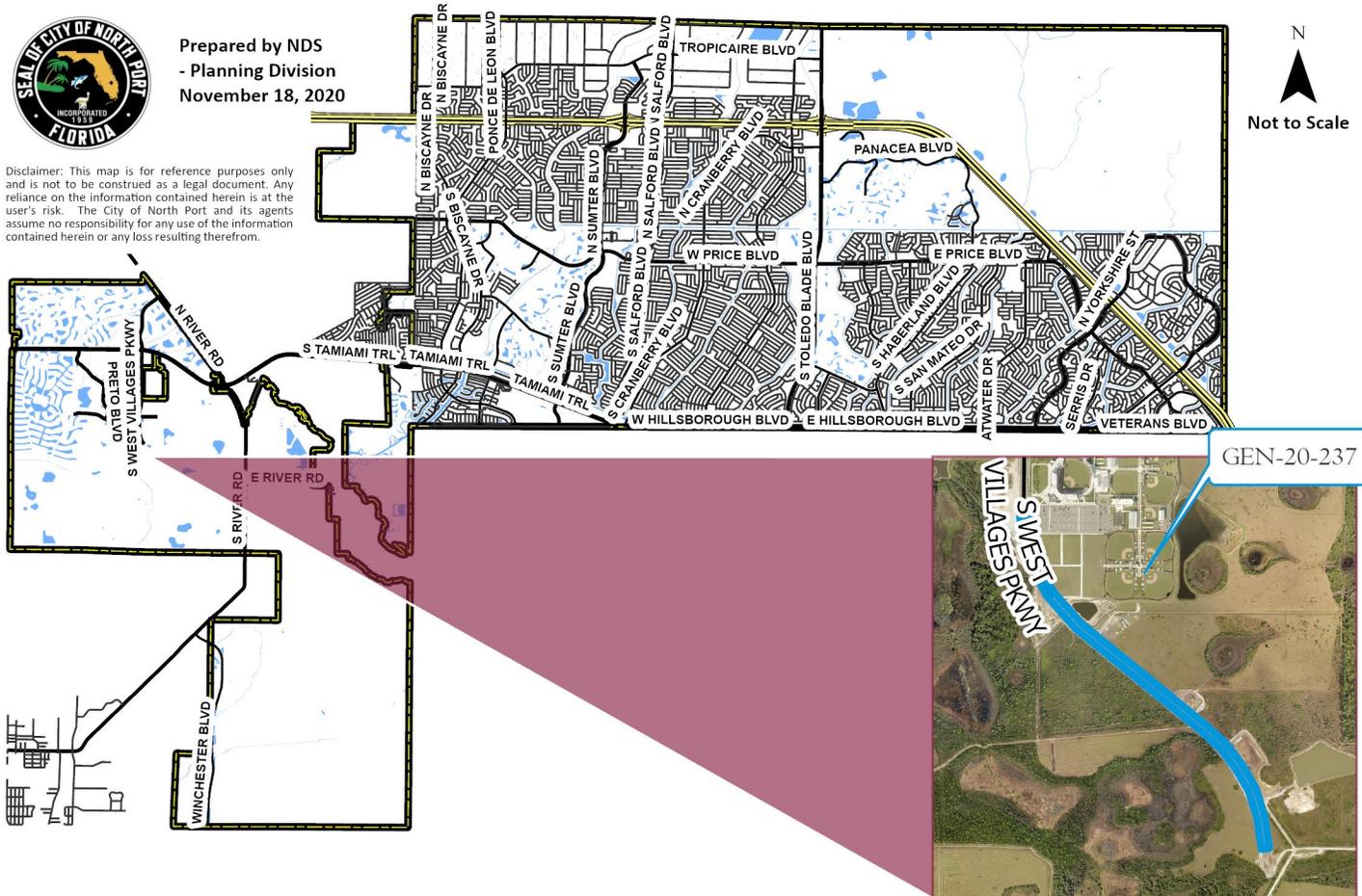
## Consent to Acquisition of Real Property West Villages Improvement District (WVID) GEN-20-237

**From:** Noah Fossick, Planner I  
Alison Christie, AICP, Planner III  
**Thru:** Juliana B. Bellia, Acting Assistant City Manager  
**Date:** December 21, 2020



Prepared by NDS  
- Planning Division  
November 18, 2020

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.



**PROJECT:** GEN-20-237  
**REQUEST:** Approval of Conveyance of real property to the West Village Improvement District  
**APPLICANT:** West Villages Improvement District  
**OWNER:** Manasota Beach Ranchlands, LLLP  
**LOCATION:** Commencing at the southern extent of the existing West Village Parkway adjacent to CoolToday Park extending to the proposed extension of Manasota Beach Road.  
**PROPERTY SIZE:** ±16.2428 acres

# I. BACKGROUND

A requisite step in the process to acquire real property by the West Villages Improvement District is to receive consent from the North Port City Commission. The requested consent is for the recently completed portion of South West Villages Parkway that extends from the southern extent of the existing West Village Parkway to the proposed Manasota Beach Road extension (EXHIBIT A).

# II. STAFF ANALYSIS

## COMPLIANCE WITH LEGISLATION

Chapter 2004-456, House Bill No. 1567 is the enacting legislation for the West Villages Improvement District within the City of North Port, providing for the amendment process, the powers and duties, a governing board process, and general obligation bonds. It is also specific to the district boundaries as shown below:

(d) To acquire by grant, loan, purchase, gift, transfer, exchange, dedication, lease, devise, or, when reasonably necessary for the implementation of district-authorized public infrastructure works, facilities, or services by means of the exercise of the right of eminent domain pursuant to the laws of the state and in accordance with section 12 of this act, all property, real or personal, or any easement, license, estate, or interest therein necessary, desirable, or convenient for the purposes of this act, and to sell, convey, transfer, gift lease, rent, dedicate, forfeit, abandon, exchange, or assign all or any part thereof to or with other entities, including governmental entities and agencies, and to exercise all of its powers and authority with respect thereto. The district shall not have the right of eminent domain outside of the boundaries of the district. Notwithstanding anything contained herein, the district shall not obtain fee simple title to any real property within the district except by dedication on an approved plat, with the approval of the City of North Port Commission or its designee, or if otherwise required by another governmental entity or agency. Any property interests owned by the district which are used for nonpublic or private commercial purposes shall be subject to all ad valorem taxes, intangible personal property taxes, or non-ad valorem assessments, as would be applicable if said property were privately owned.

Pursuant to the enacting language, the WVID formally notified the City of the intent to purchase property that includes the recently completed South West Villages Parkway from the southern extent of the existing West Villages Parkway to the proposed Manasota Beach Road extension consistent with the adopted West Villages Index Map (EXHIBIT B).

## CITY SERVICES & ENVIRONMENTAL

### Water and Sewer Services

Water and sewer services will be provided by the City of North Port Utilities.

### Conservation

The site is not located within the Conservation Restricted Overlay.

### Flood Zone

X-500, Firm Panel 0365F, Community 120279.

### III. REVIEW PROCESS

The City Attorney reviewed and approved a template for the approval of Consent documents as to their form and correctness. This Consent to Acquisition of Real Property was prepared with the approved template.

### IV. PUBLIC NOTICE & HEARING SCHEDULE

#### PUBLIC HEARING SCHEDULE

**City Commission  
Public Hearing**

January 12, 2021  
10:00 AM or soon thereafter

### V. RECOMMENDED ACTION

Staff recommends that the City Commission approve/consent to the acquisition of real property by the West Villages Improvement District.

### VI. EXHIBITS

A	Consent to Acquisition and Legal Description
B	West Villages Index Map

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

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

1. The West Villages Improvement District (“WVID”) is an independent special district of the State of Florida, organized and operating in accordance with the provisions of Chapter 2004-456, Laws of Florida, as amended and supplemented (together the “Act”).
2. The jurisdiction of the WVID encompasses real property, a substantial portion of which is located within the jurisdictional boundaries of the City of North Port, Florida (the “City”). The Act provides that the WVID shall not obtain fee simple title of any real property located within the City without first obtaining the approval of the City Commission for such acquisition.
3. The WVID has informed the City that it has entered into an agreement for the purchase of a portion of the real properties, Sarasota County Property Identification Numbers 0799001003, 0801001100, 0799001000, and 0809001000 (the “Property”) as further described in the attached Exhibit “A.” The Property has been constructed as South West Villages Parkway right-of-way extending south to the proposed Manasota Beach Road extension.
4. The Property is located within the City causing the WVID to request the City’s consent to the WVID’s purchase of the property as provided herein.
5. WVID will record this instrument in the Public Records of Sarasota County, Florida, at its expense.

NOW, THEREFORE, the City of North Port, Florida, being otherwise fully advised in the premises, does hereby consent to the West Villages Improvement District’s acquisition of the Property as further described in the attached Exhibit “A.”

Executed the \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF NORTH PORT, FLORIDA

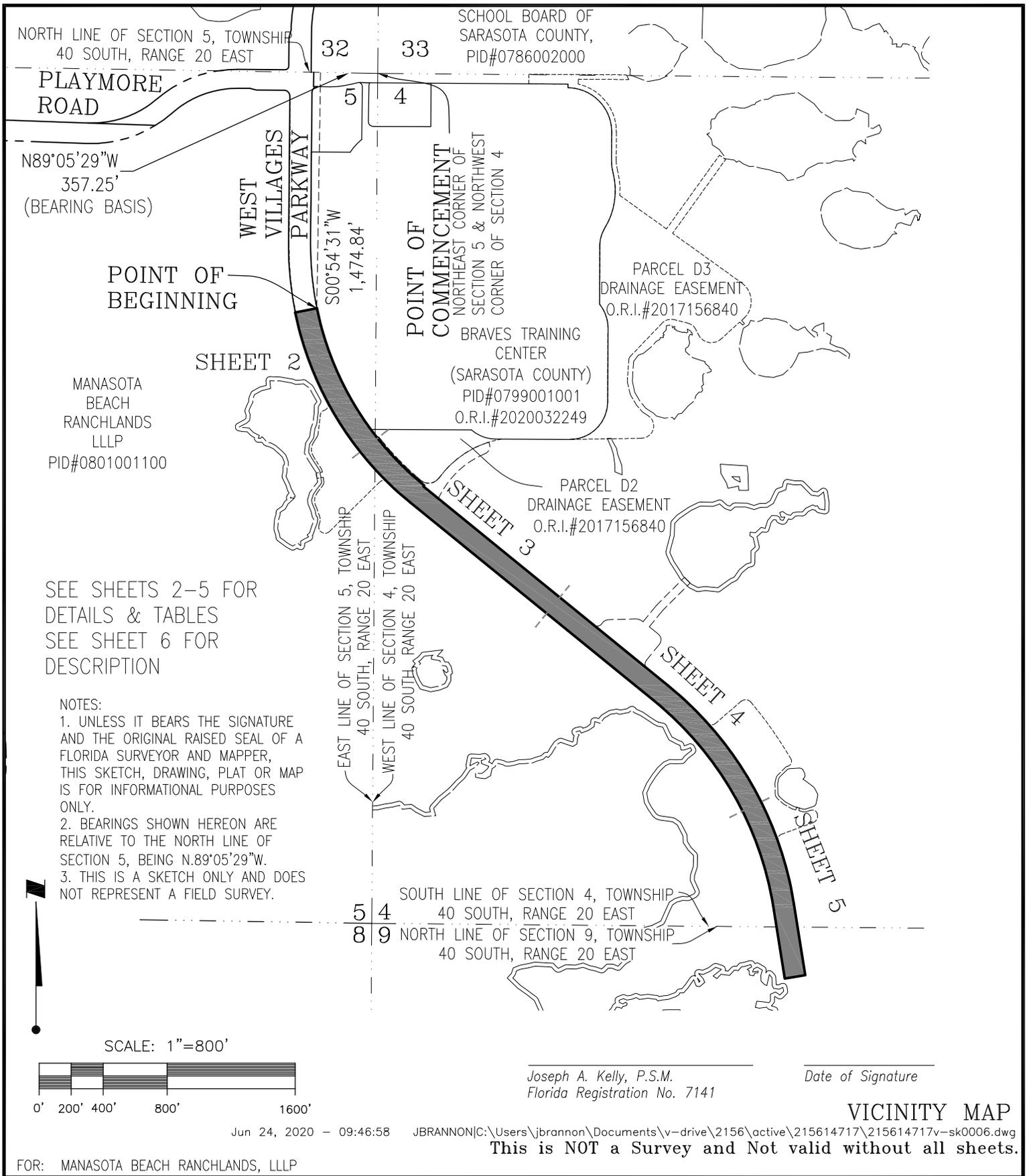
\_\_\_\_\_  
GISELE “JILL” E. LUKE  
MAYOR

ATTEST

\_\_\_\_\_  
HEATHER TAYLOR, CMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

\_\_\_\_\_  
AMBER L. SLAYTON  
CITY ATTORNEY



FOR: MANASOTA BEACH RANCHLANDS, LLLP

SKETCH & DESCRIPTION OF A PROPOSED RIGHT-OF-WAY FOR WEST VILLAGES PARKWAY S. EXTENSION IN SECTIONS 4, 5 & 9, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



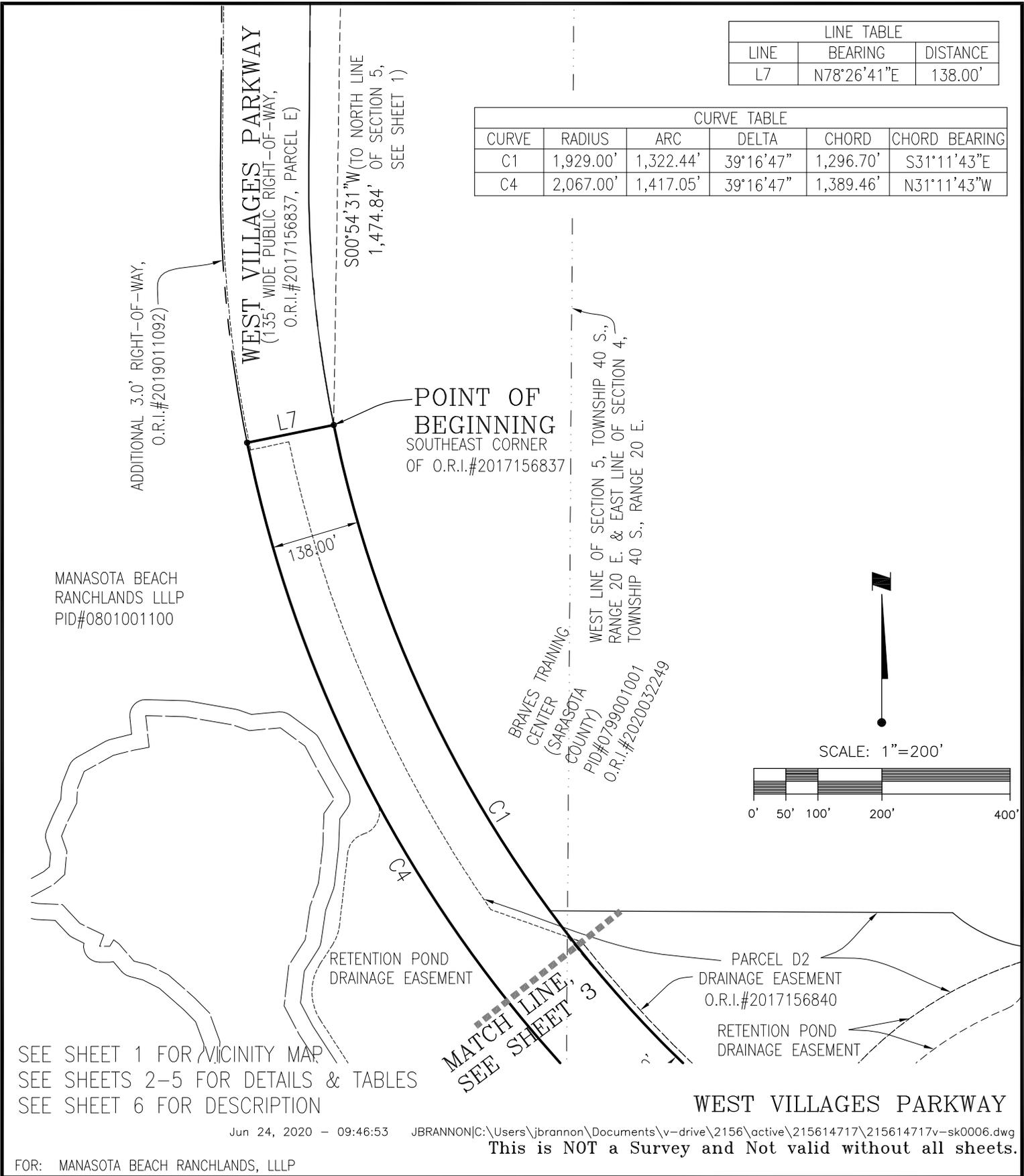
**Stantec**

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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0006	PROJECT NO: 215614717	SHEET 1 OF 6	DRAWING INDEX NO: A215614717v-sk0006	REV:
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	------

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N78°26'41"E	138.00'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	1,929.00'	1,322.44'	39°16'47"	1,296.70'	S31°11'43"E
C4	2,067.00'	1,417.05'	39°16'47"	1,389.46'	N31°11'43"W



SEE SHEET 1 FOR VICINITY MAP  
 SEE SHEETS 2-5 FOR DETAILS & TABLES  
 SEE SHEET 6 FOR DESCRIPTION

**WEST VILLAGES PARKWAY**

Jun 24, 2020 - 09:46:53 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215614717\215614717v-sk0006.dwg  
 This is NOT a Survey and Not valid without all sheets.

FOR: MANASOTA BEACH RANCLANDS, LLLP

SKETCH & DESCRIPTION OF A PROPOSED  
 RIGHT-OF-WAY FOR WEST VILLAGES PARKWAY S.  
 EXTENSION IN SECTIONS 4, 5 & 9, TOWNSHIP  
 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0006	PROJECT NO: 215614717	SHEET 2 OF 6	DRAWING INDEX NO: A215614717v-sk0006	REV:
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	------

MATCH LINE,  
SEE SHEET 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°09'54"W	8.00'
L2	S50°50'06"E	1,970.32'
L6	N50°50'06"W	1,970.32'

RETENTION POND  
DRAINAGE EASEMENT

PARCEL D2  
DRAINAGE EASEMENT  
O.R.I.#2017156840

RETENTION POND  
DRAINAGE EASEMENT

MANASOTA BEACH  
RANCHLANDS LLLP  
PID#0801001100

MANASOTA BEACH  
RANCHLANDS LLLP  
PID#0799001000

RETENTION POND  
DRAINAGE EASEMENT

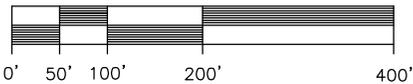
WEST LINE OF SECTION 5, TOWNSHIP 40 S.,  
RANGE 20 E. & EAST LINE OF SECTION 4,  
TOWNSHIP 40 S., RANGE 20 E.

WEST VILLAGES PARKWAY  
(VARIABLE WIDTH PROPOSED PUBLIC RIGHT-OF-WAY)

MANASOTA BEACH  
RANCHLANDS LLLP  
PID#0799001000



SCALE: 1"=200'



SEE SHEET 1 FOR VICINITY MAP  
SEE SHEETS 2-5 FOR DETAILS & TABLES  
SEE SHEET 6 FOR DESCRIPTION

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	1,929.00'	1,322.44'	39°16'47"	1,296.70'	S31°11'43"E
C4	2,067.00'	1,417.05'	39°16'47"	1,389.46'	N31°11'43"W

WEST VILLAGES PARKWAY

Jun 24, 2020 - 09:51:31 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215614717\215614717v-sk0006.dwg

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

FOR: MANASOTA BEACH RANCHLANDS, LLLP

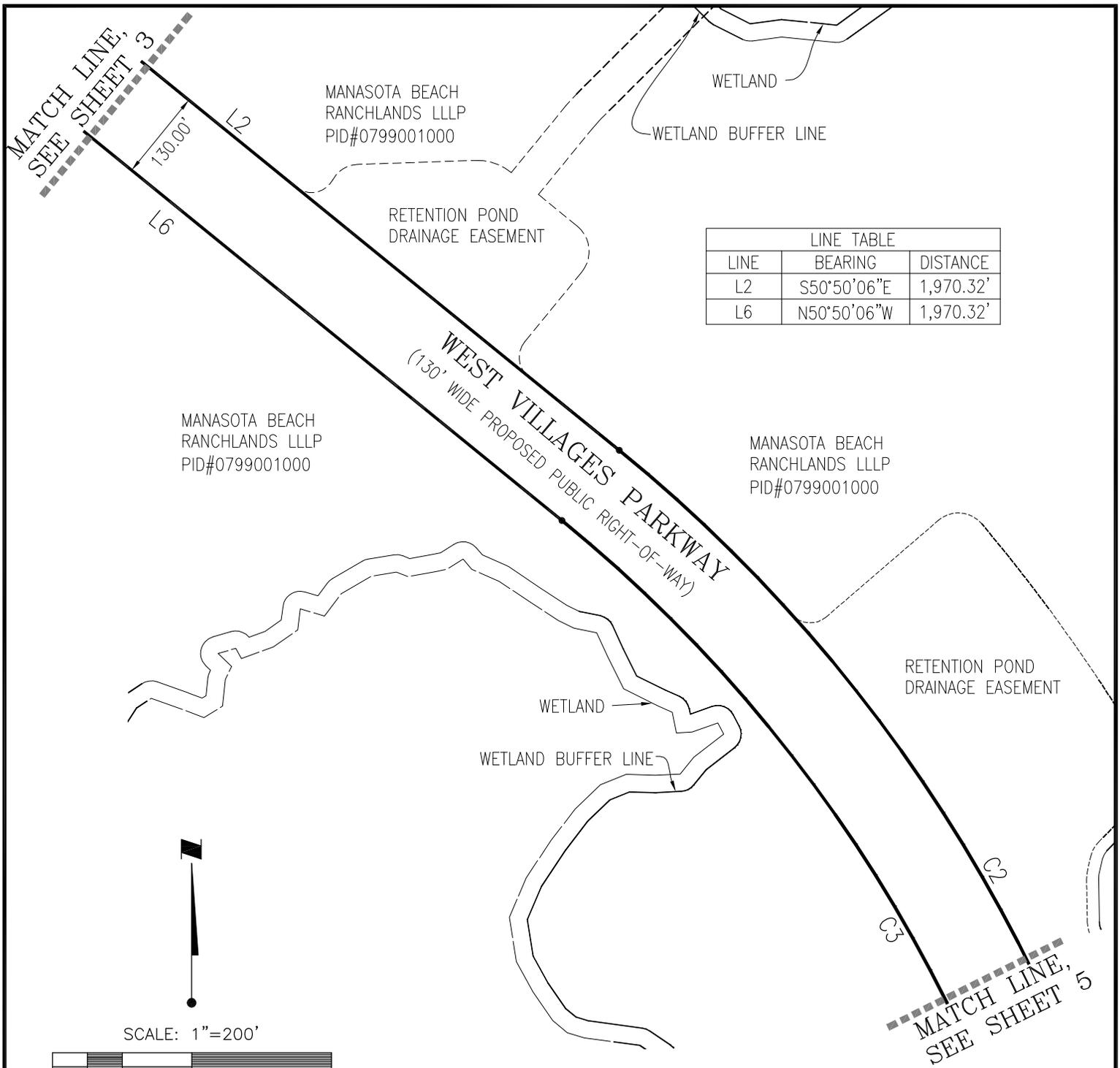
SKETCH & DESCRIPTION OF A PROPOSED  
RIGHT-OF-WAY FOR WEST VILLAGES PARKWAY S.  
EXTENSION IN SECTIONS 4, 5 & 9, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

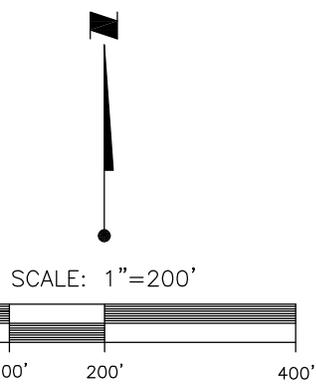
TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0006	PROJECT NO: 215614717	SHEET 3 OF 6	DRAWING INDEX NO: A215614717v-sk0006	REV:
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	------



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S50°50'06"E	1,970.32'
L6	N50°50'06"W	1,970.32'

MANASOTA BEACH RANCHLANDS LLLP  
PID#0799001000

MANASOTA BEACH RANCHLANDS LLLP  
PID#0799001000



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,213.00'	1,615.73'	41°49'55"	1,580.08'	S29°55'08"E
C3	2,083.00'	1,520.81'	41°49'55"	1,487.26'	N29°55'08"W

SEE SHEET 1 FOR VICINITY MAP  
SEE SHEETS 2-5 FOR DETAILS & TABLES  
SEE SHEET 6 FOR DESCRIPTION

**WEST VILLAGES PARKWAY**

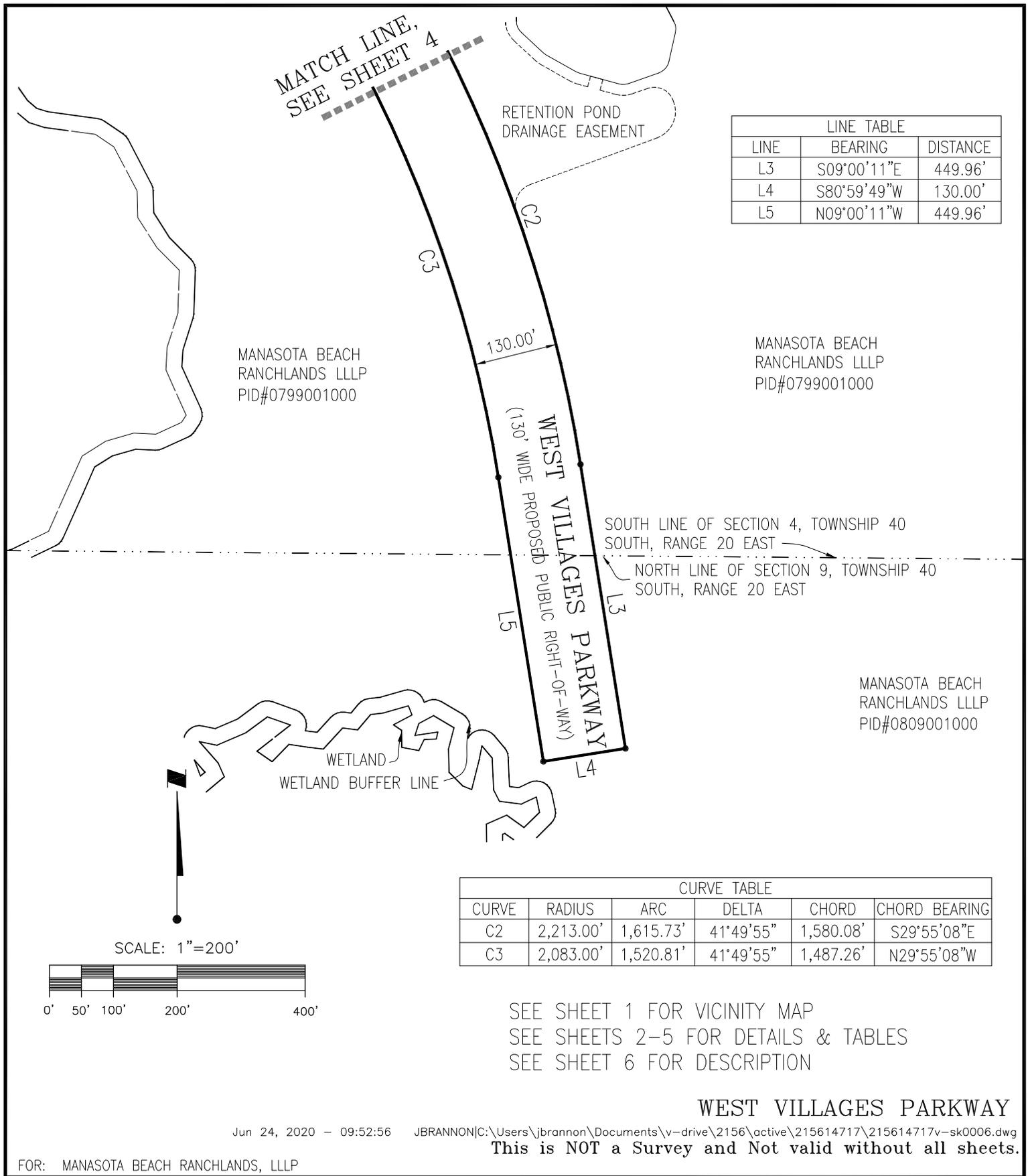
Jun 24, 2020 - 09:52:11 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215614717\215614717v-sk0006.dwg]  
**This is NOT a Survey and Not valid without all sheets.**

FOR: MANASOTA BEACH RANCHLANDS, LLLP

SKETCH & DESCRIPTION OF A PROPOSED RIGHT-OF-WAY FOR WEST VILLAGES PARKWAY S. EXTENSION IN SECTIONS 4, 5 & 9, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.

**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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0006	PROJECT NO: 215614717	SHEET 4 OF 6	DRAWING INDEX NO: A215614717v-sk0006	REV:
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	------



LINE TABLE		
LINE	BEARING	DISTANCE
L3	S09°00'11"E	449.96'
L4	S80°59'49"W	130.00'
L5	N09°00'11"W	449.96'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,213.00'	1,615.73'	41°49'55"	1,580.08'	S29°55'08"E
C3	2,083.00'	1,520.81'	41°49'55"	1,487.26'	N29°55'08"W

SEE SHEET 1 FOR VICINITY MAP  
 SEE SHEETS 2-5 FOR DETAILS & TABLES  
 SEE SHEET 6 FOR DESCRIPTION

**WEST VILLAGES PARKWAY**

Jun 24, 2020 - 09:52:56 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215614717\215614717v-sk0006.dwg

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

FOR: MANASOTA BEACH RANCLANDS, LLLP

SKETCH & DESCRIPTION OF A PROPOSED RIGHT-OF-WAY FOR WEST VILLAGES PARKWAY S. EXTENSION IN SECTIONS 4, 5 & 9, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0006	PROJECT NO: 215614717	SHEET 5 OF 6	DRAWING INDEX NO: A215614717v-sk0006	REV:
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	------

**Exhibit A**

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

A tract of land lying in Sections 4, 5 and 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 5, also being the northwest corner of said Section 4; thence N.89°05'29"W., along the north line of said Section 5, a distance of 357.25 feet; thence S.00°54'31"W., a distance of 1,474.84 feet to the southeast corner of West Villages Parkway (135.00 foot wide public right-of-way) as recorded in the Official Records Instrument Number 2017156837, Public Records of Sarasota County, Florida for the POINT OF BEGINNING, said point also being the point of curvature of a non-tangent curve to the left having a radius of 1,929.00 feet and a central angle of 39°16'47"; thence southeasterly along the arc of said curve, a distance of 1,322.44 feet, said curve having a chord bearing and distance of S.31°11'43"E., 1,296.70 feet; thence S.39°09'54"W., a distance of 8.00 feet; thence S.50°50'06"E., a distance of 1,970.32 feet to the point of curvature of a curve to the right having a radius of 2,213.00 feet and a central angle of 41°49'55"; thence southeasterly along the arc of said curve, a distance of 1,615.73 feet to the point of tangency of said curve; thence S.09°00'11"E., a distance of 449.96 feet; thence S.80°59'49"W., a distance of 130.00 feet; thence N.09°00'11"W., a distance of 449.96 feet to the point of curvature of a curve to the left having a radius of 2,083.00 feet and a central angle of 41°49'55"; thence northwesterly along the arc of said curve, a distance of 1,520.81 feet to the point of tangency of said curve; thence N.50°50'06"W., a distance of 1,970.32 feet to the point of curvature of a curve to the right having a radius of 2,067.00 feet and a central angle of 39°16'47"; thence northwesterly along the arc of said curve, a distance of 1,417.05 feet to the southwesterly extension of the south line of the above mentioned right-of-way of West Villages Parkway; thence N.78°26'41"E., along the southwesterly extension of south line and the south line of said West Villages Parkway, a distance of 138.00 feet to the POINT OF BEGINNING.

Said tract contains 707,537 square feet or 16.2428 acres, more or less.

SEE SHEET 1 FOR VICINITY MAP  
SEE SHEETS 2-5 FOR DETAILS

**DESCRIPTION**

Jun 24, 2020 - 10:01:17 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215614717\215614717v-sk0006.dwg  
**This is NOT a Survey and Not valid without all sheets.**

FOR: MANASOTA BEACH RANCLANDS, LLLP

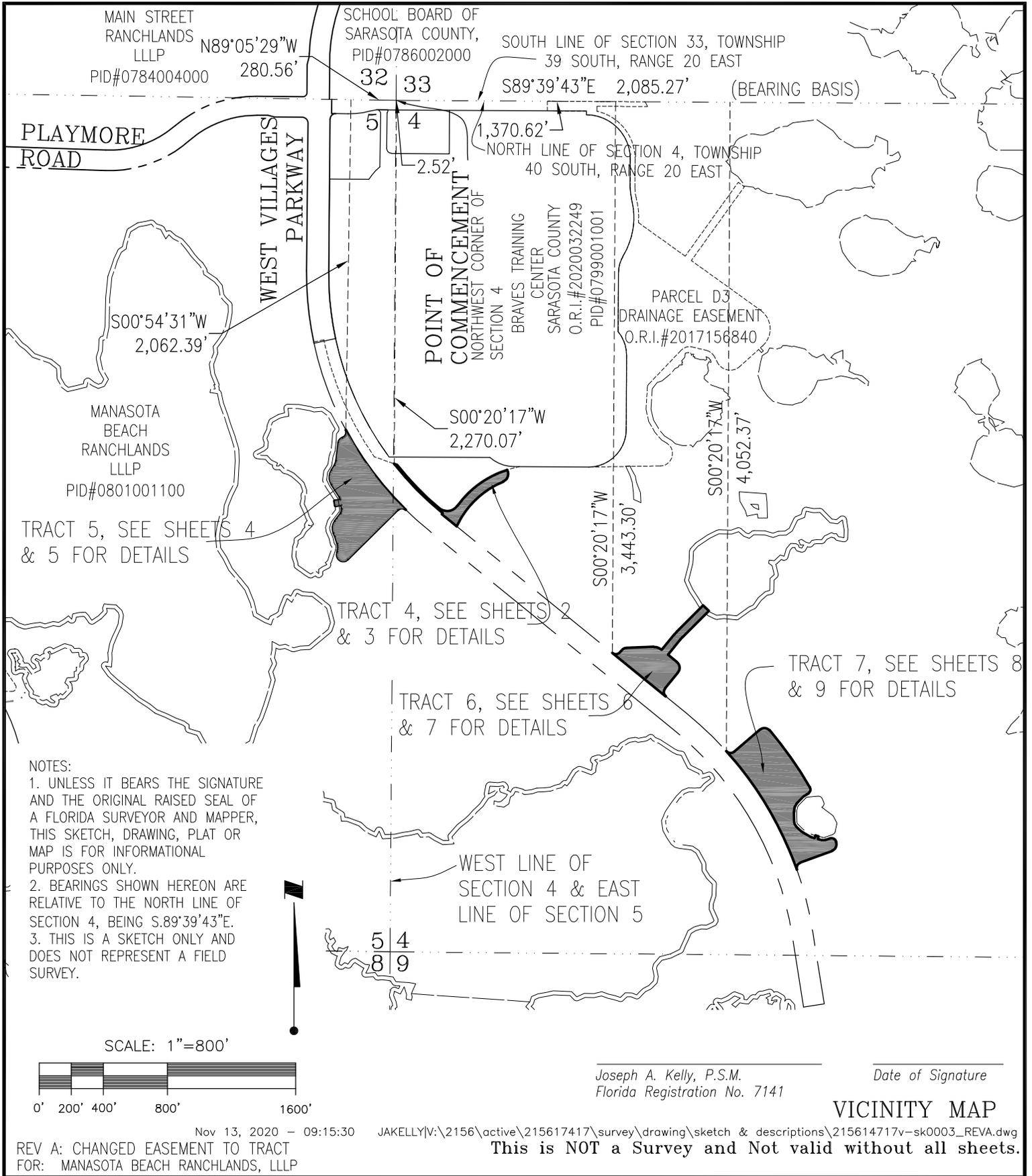
SKETCH & DESCRIPTION OF A PROPOSED  
RIGHT-OF-WAY FOR WEST VILLAGES PARKWAY S.  
EXTENSION IN SECTIONS 4, 5 & 9, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



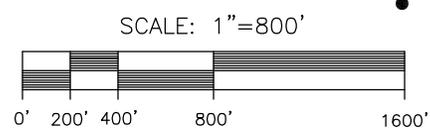
**Stantec**

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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0006	PROJECT NO: 215614717	SHEET 6 OF 6	DRAWING INDEX NO: A215614717v-sk0006	REV:
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	------



NOTES:  
 1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.  
 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4, BEING S.89°39'43"E.  
 3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Joseph A. Kelly, P.S.M. Date of Signature  
 Florida Registration No. 7141

VICINITY MAP

Nov 13, 2020 - 09:15:30 JAKELLY|V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

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

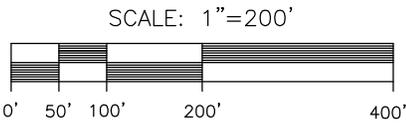
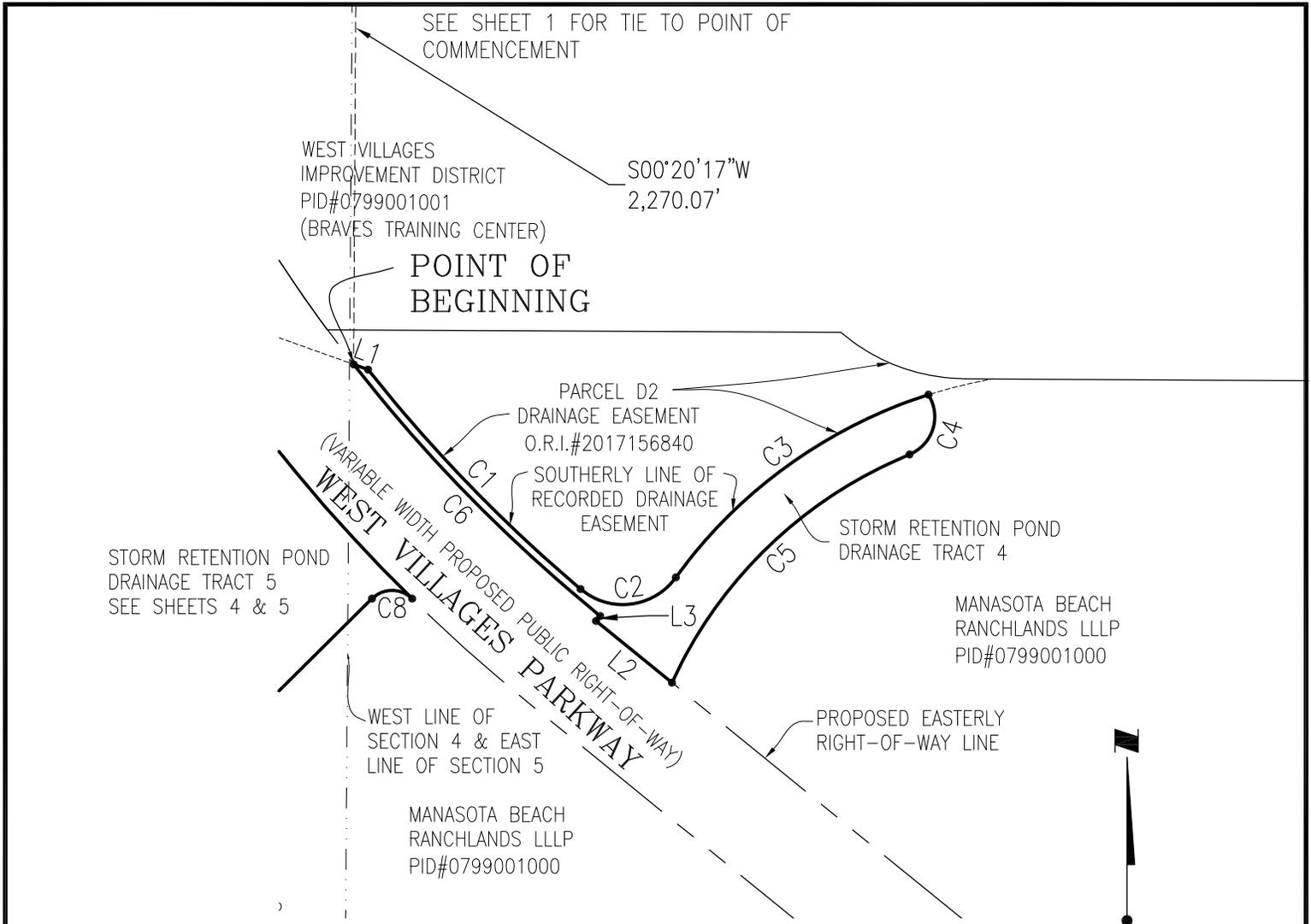
SKETCH & DESCRIPTION OF A DRAINAGE TRACTS ALONG WEST VILLAGES PKWY. SOUTH EXTENSION IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 1 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	-----------



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°21'28"E	18.64'
L2	N50°50'06"W	119.72'
L3	N39°09'54"E	8.00'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	1,910.01'	374.88'	11°14'44"	374.28'	S44°03'53"E
C2	80.00'	131.88'	94°26'58"	117.44'	N83°05'16"E
C3	610.00'	388.45'	36°29'09"	381.92'	N54°06'21"E
C4	50.08'	87.72'	100°21'42"	76.93'	S17°32'08"W
C5	548.92'	413.11'	43°07'11"	403.43'	S46°09'24"W
C6	1,929.00'	432.31'	12°50'26"	431.40'	N44°24'53"W

SEE SHEET 1 FOR VICINITY MAP (POINT OF COMMENCEMENT)  
 SEE SHEET 3 FOR TRACT 4 DESCRIPTION  
 SEE SHEETS 4-5 FOR TRACT 5  
 SEE SHEETS 6-7 FOR TRACT 6  
 SEE SHEETS 8-9 FOR TRACT 7

TRACT 4

Nov 13, 2020 - 09:15:30 JAKELLY\J:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg  
 REV A: CHANGED EASEMENT TO TRACT  
 FOR: MANASOTA BEACH RANCLANDS, LLLP  
**This is NOT a Survey and Not valid without all sheets.**

SKETCH & DESCRIPTION OF A  
 DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
 SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 2 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	-----------

**Exhibit A**

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

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

Commence at the northwest corner of said Section 4; thence S.89°39'43"E., along the north line of said Section 4, a distance of 2.52 feet; thence S.00°20'17"W., a distance of 2,270.07 feet to the POINT OF BEGINNING, said point being on the proposed easterly right-of-way of West Villages Parkway (variable width public right-of-way) and also being on the southerly line of an existing drainage easement (Parcel D2), as recorded in Official Records Book 2017156840, Public Records of Sarasota County, Florida; (the following four [4] calls are along said southerly easement line); (1) thence S.70°21'28"E., a distance of 18.64 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,910.01 feet and a central angle of 11°14'44"; (2) thence southeasterly along the arc of said curve, a distance of 374.88 feet, said curve having a chord bearing and distance of S.44°03'53"E., 374.28 feet, to the point of compound curvature of a curve to the left having a radius of 80.00 feet and a central angle of 94°26'58"; (3) thence easterly along the arc of said curve, a distance of 131.88 feet to the point of reverse curvature of a curve to the right having a radius of 610.00 feet and a central angle of 36°29'09"; (4) thence northeasterly along the arc of said curve, a distance of 388.45 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.08 feet and a central angle of 100°21'42"; thence southerly along the arc of said curve, a distance of 87.72 feet, said curve having a chord bearing and distance of S.17°32'08"W., 76.93 feet, to the point of reverse curvature of a curve to the left having a radius of 548.92 feet and a central angle of 43°07'11"; thence southwesterly along the arc of said curve, a distance of 413.11 feet to the end of said curve, said point being on the abovementioned proposed easterly right-of-way line of West Villages Parkway; the following three (3) calls are along said proposed easterly right-of-way line: (1) thence N.50°50'06"W., a distance of 119.72 feet; (2) thence N.39°09'54"E., a distance of 8.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,929.00 feet and a central angle of 12°50'26"; (3) thence northwesterly along the arc of said curve, a distance of 432.31 feet, said curve having a chord bearing and distance of N.44°24'53"W., 431.40 feet, to the POINT OF BEGINNING.

Said tract contains 35,579 square feet or 0.8169 acres, more or less.

**TRACT 4**

Nov 13, 2020 - 09:15:30 JAKELLY|V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

REV A: CHANGED EASEMENT TO TRACT  
FOR: MANASOTA BEACH RANCLANDS, LLLP

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

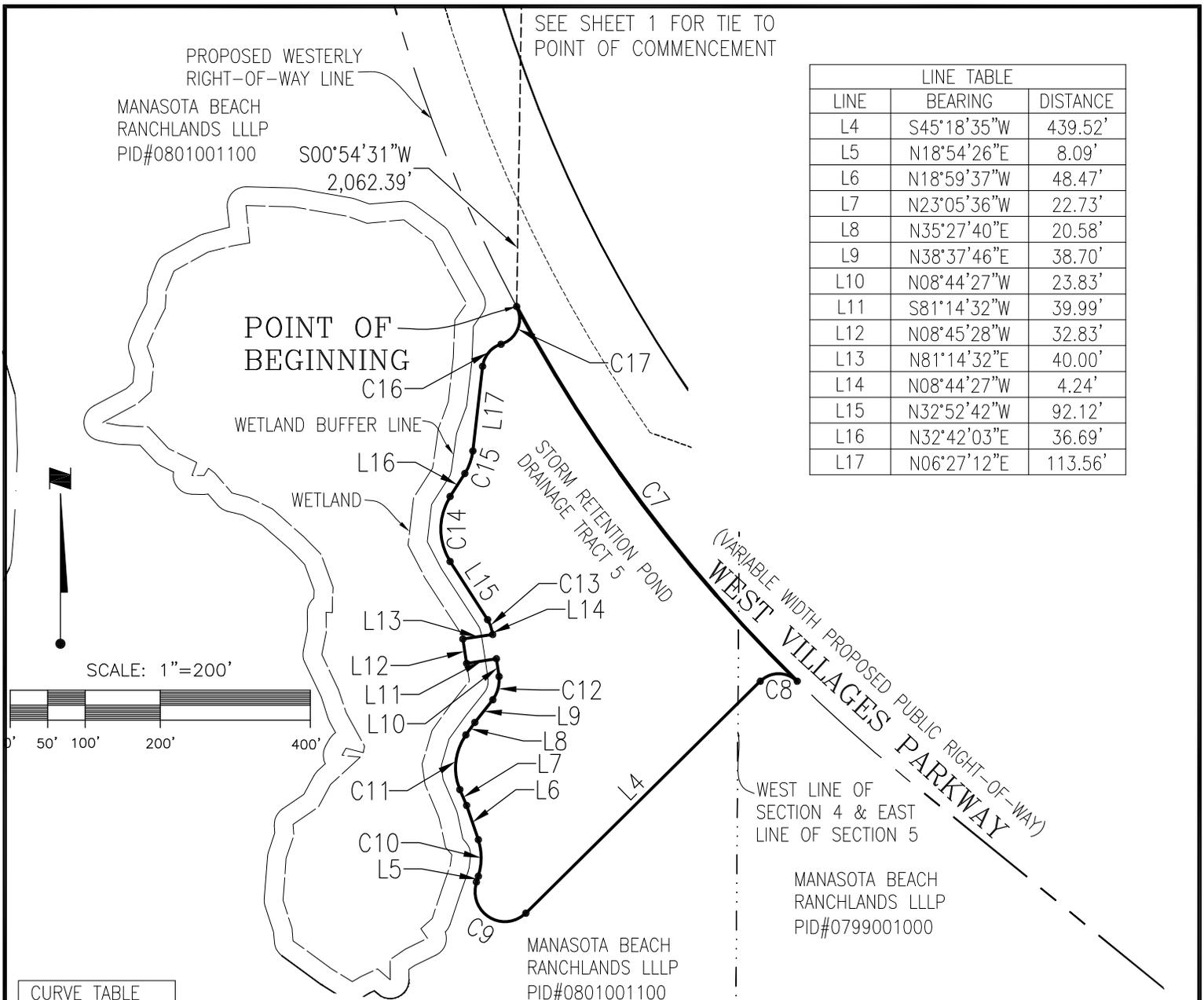
SKETCH & DESCRIPTION OF A  
DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 3 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	-----------



LINE TABLE		
LINE	BEARING	DISTANCE
L4	S45°18'35"W	439.52'
L5	N18°54'26"E	8.09'
L6	N18°59'37"W	48.47'
L7	N23°05'36"W	22.73'
L8	N35°27'40"E	20.58'
L9	N38°37'46"E	38.70'
L10	N08°44'27"W	23.83'
L11	S81°14'32"W	39.99'
L12	N08°45'28"W	32.83'
L13	N81°14'32"E	40.00'
L14	N08°44'27"W	4.24'
L15	N32°52'42"W	92.12'
L16	N32°42'03"E	36.69'
L17	N06°27'12"E	113.56'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C7	2,067.00'	626.29'	17°21'37"	623.90'	S36°49'41"E
C8	35.00'	54.48'	89°10'56"	49.14'	S89°54'03"W
C9	40.00'	107.23'	153°35'52"	77.89'	N57°53'30"W
C10	75.00'	49.61'	37°54'04"	48.71'	N00°02'36"W
C11	75.00'	76.65'	58°33'16"	73.36'	N06°11'02"E
C12	39.94'	33.05'	47°24'22"	32.11'	N14°57'43"E
C13	40.00'	16.84'	24°07'14"	16.72'	N20°49'05"W
C14	80.00'	91.57'	65°34'45"	86.65'	N00°05'19"W
C15	70.00'	32.07'	26°14'51"	31.79'	N19°34'38"E
C16	35.00'	40.83'	66°50'32"	38.56'	N39°52'28"E
C17	35.00'	61.97'	101°26'36"	54.19'	N22°34'26"E

SEE SHEET 1 FOR VICINITY MAP (POINT OF COMMENCEMENT)  
 SEE SHEETS 2-3 FOR TRACT 4  
 SEE SHEET 5 FOR TRACT 5 DESCRIPTION  
 SEE SHEETS 6-7 FOR TRACT 6  
 SEE SHEETS 8-9 FOR TRACT 7

**TRACT 5**

Nov 13, 2020 - 09:15:30 JAKELLY[V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

REV A: CHANGED EASEMENT TO TRACT  
 FOR: MANASOTA BEACH RANCLANDS, LLLP

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

SKETCH & DESCRIPTION OF A  
 DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
 SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 4 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	-----------

Exhibit A

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

A tract of land lying in Sections 4 and 5, Township 20 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 5; thence N.89°05'29"W., along the north line of said Section 5, a distance of 280.56 feet; thence S.00°54'31"W., a distance of 2,062.39 feet to the POINT OF BEGINNING, said point also being the point of curvature of a non-tangent curve to the left having a radius of 2,067.00 feet and a central angle of 17°21'37" and being on the proposed westerly right-of-way line of West Villages Parkway (variable width public right-of-way); thence southeasterly along the arc of said curve and said proposed westerly right-of-way line, a distance of 626.29 feet, said curve having a chord bearing and distance of S.36°49'41"E., 623.90 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 89°10'56"; thence westerly along the arc of said curve, a distance of 54.48 feet, said curve having a chord bearing and distance of S.89°54'03"W., 49.14 feet, to the point of tangency of said curve; thence S.45°18'35"W., a distance of 439.52 feet to the point of curvature of a curve to the right having a radius of 40.00 feet and a central angle of 153°35'52"; thence northwesterly along the arc of said curve, a distance of 107.23 feet to the point of tangency of said curve; thence N.18°54'26"E., a distance of 8.09 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 37°54'04"; thence northerly along the arc of said curve, a distance of 49.61 feet to the point of tangency of said curve; thence N.18°59'37"W., a distance of 48.47 feet; thence N.23°05'36"W., a distance of 22.73 feet to the point of curvature of a curve to the right having a radius of 75.00 feet and a central angle of 58°33'16"; thence northerly along the arc of said curve, a distance of 76.65 feet to the point of tangency of said curve; thence N.35°27'40"E., a distance of 20.58 feet; thence N.38°37'46"E., a distance of 38.70 feet to the point of curvature of a non-tangent curve to the left, having a radius of 39.94 feet and a central angle of 47°24'22"; thence northerly along the arc of said curve, a distance of 33.05 feet, said curve having a chord bearing and distance of N.14°57'43"E., 32.11 feet, to the point of tangency of said curve; thence N.08°44'27"W., a distance of 23.83 feet; thence S.81°14'32"W., a distance of 39.99 feet; thence N.08°45'28"W., a distance of 32.83 feet; thence N.81°14'32"E., a distance of 40.00 feet; thence N.08°44'27"W., a distance of 4.24 feet to the point of curvature of a non-tangent curve to the left, having a radius of 40.00 feet and a central angle of 24°07'14"; thence northerly along the arc of said curve, a distance of 16.84 feet, said curve having a chord bearing and distance of N.20°49'05"W., 16.72 feet, to the point of tangency of said curve; thence N.32°52'42"W., a distance of 92.12 feet to the point of curvature of a curve to the right having a radius of 80.00 feet and a central angle of 65°34'45"; thence northerly along the arc of said curve, a distance of 91.57 feet to the point of tangency of said curve; thence N.32°42'03"E., a distance of 36.69 feet to the point of curvature of a curve to the left having a radius of 70.00 feet and a central angle of 26°14'51"; thence northerly along the arc of said curve, a distance of 32.07 feet to the point of tangency of said curve; thence N.06°27'12"E., a distance of 113.56 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 66°50'32"; thence northeasterly along the arc of said curve, a distance of 40.83 feet to the point of reverse curvature of a curve to the left having a radius of 35.00 feet and a central angle of 101°26'36"; thence northeasterly along the arc of said curve, a distance of 61.97 feet to the POINT OF BEGINNING.

Said tract contains 181,991 square feet or 4.1779 acres, more or less.

TRACT 5

Nov 13, 2020 - 09:15:30 JAKELLY|V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

REV A: CHANGED EASEMENT TO TRACT FOR: MANASOTA BEACH RANCLANDS, LLLP

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

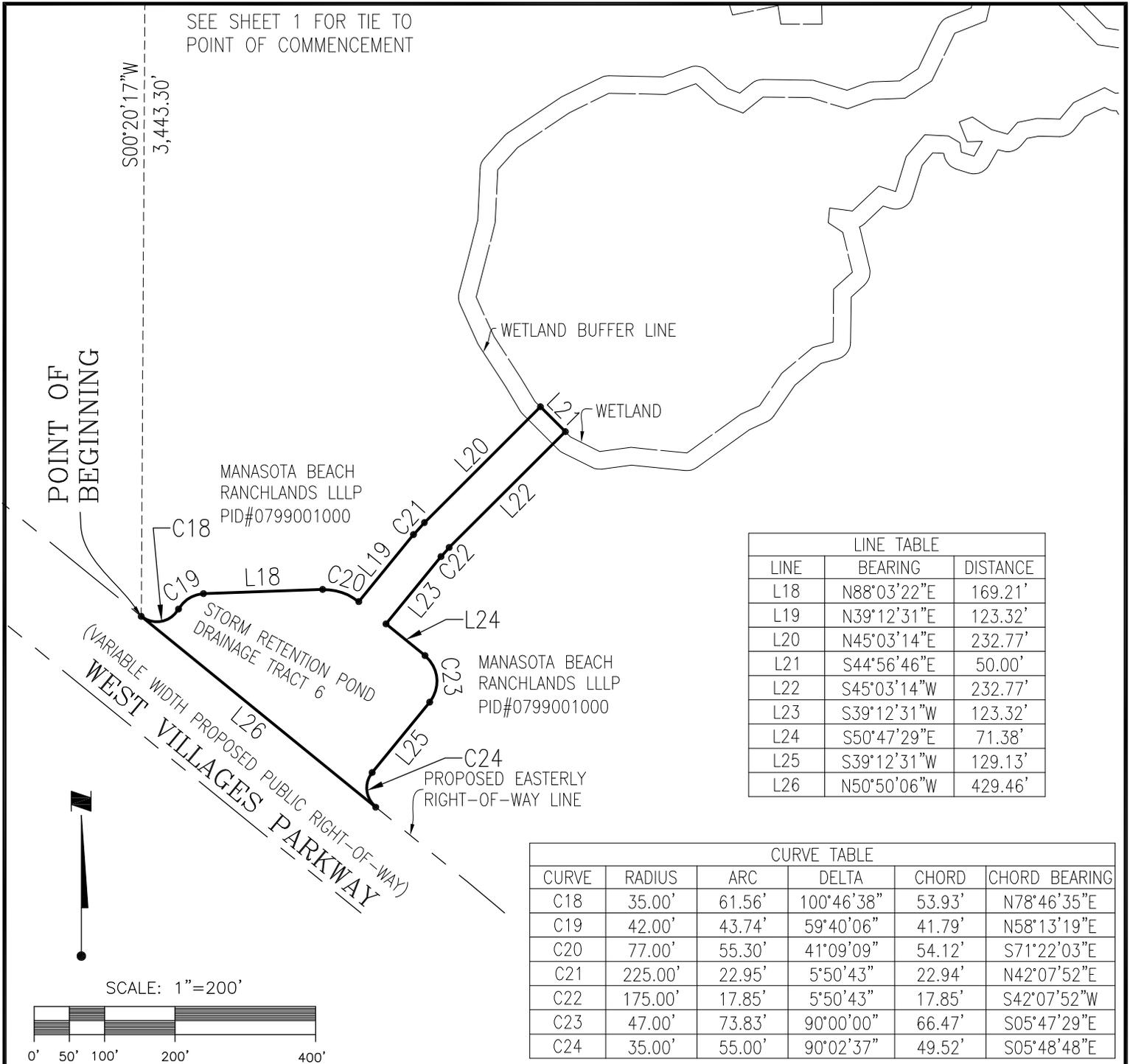
SKETCH & DESCRIPTION OF A DRAINAGE TRACT ALONG WEST VILLAGES PKWY. SOUTH EXTENSION IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



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

TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 5 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	-----------



LINE TABLE		
LINE	BEARING	DISTANCE
L18	N88°03'22"E	169.21'
L19	N39°12'31"E	123.32'
L20	N45°03'14"E	232.77'
L21	S44°56'46"E	50.00'
L22	S45°03'14"W	232.77'
L23	S39°12'31"W	123.32'
L24	S50°47'29"E	71.38'
L25	S39°12'31"W	129.13'
L26	N50°50'06"W	429.46'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C18	35.00'	61.56'	100°46'38"	53.93'	N78°46'35"E
C19	42.00'	43.74'	59°40'06"	41.79'	N58°13'19"E
C20	77.00'	55.30'	41°09'09"	54.12'	S71°22'03"E
C21	225.00'	22.95'	5°50'43"	22.94'	N42°07'52"E
C22	175.00'	17.85'	5°50'43"	17.85'	S42°07'52"W
C23	47.00'	73.83'	90°00'00"	66.47'	S05°47'29"E
C24	35.00'	55.00'	90°02'37"	49.52'	S05°48'48"E

SEE SHEET 1 FOR VICINITY MAP (POINT OF COMMENCEMENT)  
 SEE SHEETS 2-3 FOR TRACT 4  
 SEE SHEETS 4-5 FOR TRACT 5  
 SEE SHEET 7 FOR TRACT 6 DESCRIPTION  
 SEE SHEETS 8-9 FOR TRACT 7

**TRACT 6**

Nov 13, 2020 - 09:15:30 JAKELLY\j:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

REV A: CHANGED EASEMENT TO TRACT  
 FOR: MANASOTA BEACH RANCLANDS, LLLP

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

SKETCH & DESCRIPTION OF A  
 DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
 SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 6 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	-----------

**Exhibit A**

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

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

Commence at the northwest corner of said Section 4; thence S.89°39'43"E., along the north line of said Section 4, a distance of 1,370.62 feet; thence S.00°20'17"W., a distance of 3,443.30 feet to the POINT OF BEGINNING, said point being on the proposed easterly right-of-way of West Villages Parkway (variable width public right-of-way), said point also being the point of curvature of a curve to the left, having a radial distance of 35.00 feet and a central angle of 100°46'38"; thence easterly along the arc of said curve, a distance of 61.56 feet, said curve having a chord distance and bearing of N.78°46'35"E., 53.93 feet, to the point of reverse curvature of a curve to the right having a radius of 42.00 feet and a central angle of 59°40'06"; thence northeasterly along the arc of said curve, a distance of 43.74 feet to the point of tangency of said curve; thence N.88°03'22"E., a distance of 169.21 feet to the point of curvature of a curve to the right having a radius of 77.00 feet and a central angle of 41°09'09"; thence easterly along the arc of said curve, a distance of 55.30 feet to the end of said curve; thence N.39°12'31"E., non-tangent to the last stated curve, a distance of 123.32 feet to the point of curvature of a curve to the right having a radius of 225.00 feet and a central angle of 05°50'43"; thence northeasterly along the arc of said curve, a distance of 22.95 feet to the point of tangency of said curve; thence N.45°03'14"E., a distance of 232.77 feet; thence S.44°56'46"E., a distance of 50.00 feet; thence S.45°03'14"W., a distance of 232.77 feet to the point of curvature of a curve to the left having a radius of 175.00 feet and a central angle of 05°50'43"; thence southwesterly along the arc of said curve, a distance of 17.85 feet to the point of tangency of said curve; thence S.39°12'31"W., a distance of 123.32 feet; thence S.50°47'29"E., a distance of 71.38 feet to the point of curvature of a curve to the right having a radius of 47.00 feet and a central angle of 90°00'00"; thence southerly along the arc of said curve, a distance of 73.83 feet to the point of tangency of said curve; thence S.39°12'31"W., a distance of 129.13 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 90°02'37"; thence southerly along the arc of said curve, a distance of 55.00 feet to the end of said curve, said point being on the proposed easterly right-of-way line of West Villages Parkway (variable width public right-of-way); thence N.50°50'06"W., along said proposed easterly right-of-way line, a distance of 429.46 feet to the POINT OF BEGINNING.

Said tract contains 83,227 square feet or 1.9106 acres, more or less.

**TRACT 6**

Nov 13, 2020 - 09:15:30 JAKELLY[V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

REV A: CHANGED EASEMENT TO TRACT  
FOR: MANASOTA BEACH RANCLANDS, LLLP

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

SKETCH & DESCRIPTION OF A  
DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.

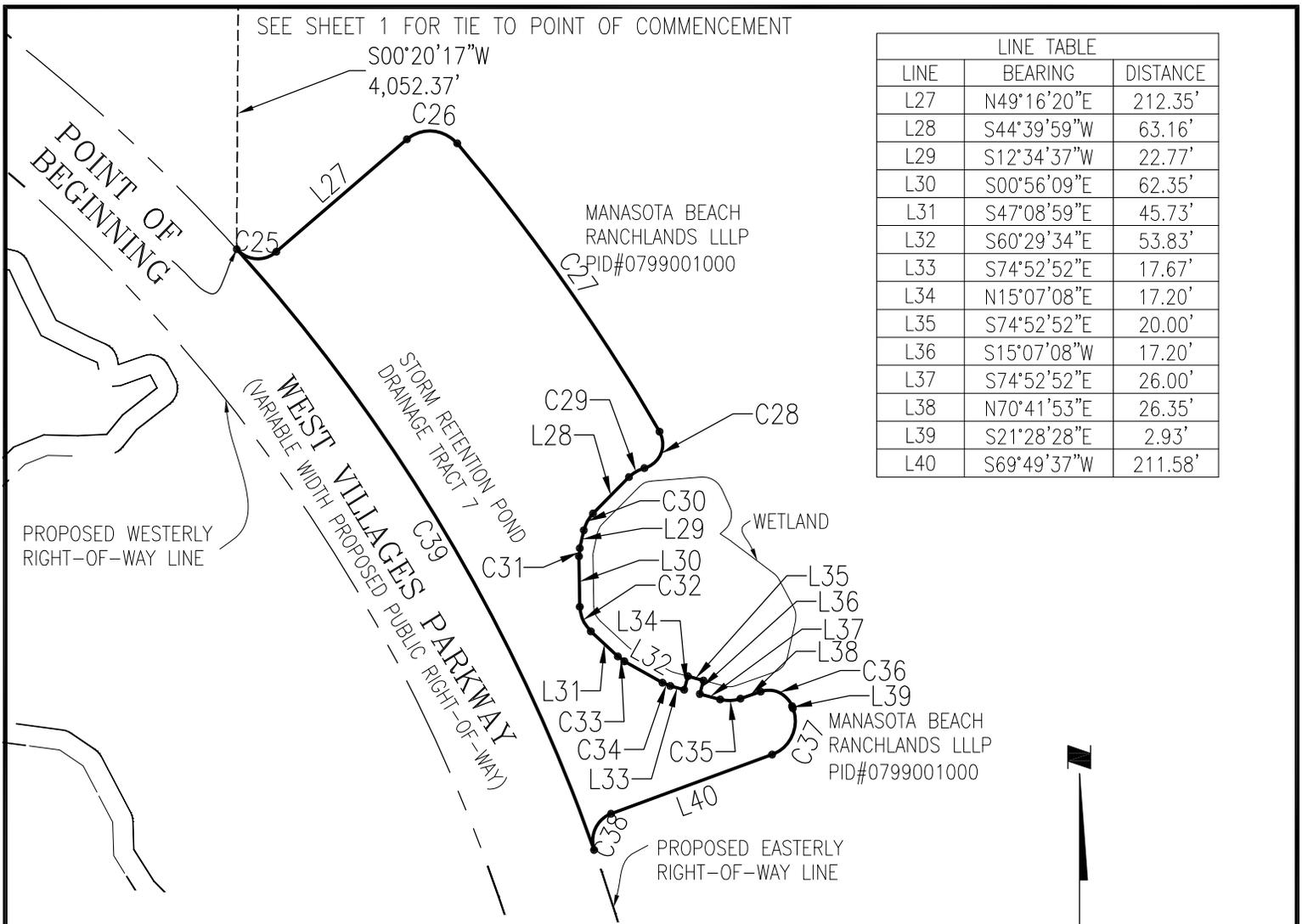


**Stantec**

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

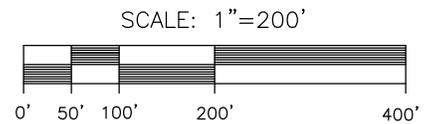
TASK CODE: 210	DRAWN BY: JWB	CHKD BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 7 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	---	-----------

Exhibit A



LINE TABLE		
LINE	BEARING	DISTANCE
L27	N49°16'20"E	212.35'
L28	S44°39'59"W	63.16'
L29	S12°34'37"W	22.77'
L30	S00°56'09"E	62.35'
L31	S47°08'59"E	45.73'
L32	S60°29'34"E	53.83'
L33	S74°52'52"E	17.67'
L34	N15°07'08"E	17.20'
L35	S74°52'52"E	20.00'
L36	S15°07'08"W	17.20'
L37	S74°52'52"E	26.00'
L38	N70°41'53"E	26.35'
L39	S21°28'28"E	2.93'
L40	S69°49'37"W	211.58'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C25	35.00'	54.22'	88°45'22"	48.96'	S86°20'59"E
C26	43.80'	69.34'	90°41'55"	62.32'	S85°22'42"E
C27	2,503.80'	434.51'	9°56'35"	433.96'	S35°03'27"E
C28	30.80'	56.44'	104°59'45"	48.87'	S22°24'43"W
C29	42.20'	22.28'	30°14'37"	22.02'	S59°47'18"W
C30	42.20'	23.63'	32°05'22"	23.33'	S28°37'18"W
C31	42.20'	9.95'	13°30'46"	9.93'	S05°49'14"W
C32	42.20'	34.04'	46°12'50"	33.12'	S24°02'34"E
C33	42.20'	9.83'	13°20'36"	9.81'	S53°49'17"E
C34	42.20'	10.60'	14°23'17"	10.57'	S67°41'13"E
C35	42.20'	25.35'	34°25'15"	24.97'	N87°54'31"E
C36	30.80'	47.21'	87°49'39"	42.72'	S65°23'17"E
C37	43.75'	69.77'	91°22'14"	62.61'	S24°12'39"W
C38	35.00'	54.58'	89°20'33"	49.21'	S25°09'21"W
C39	2,213.00'	867.35'	22°27'22"	861.81'	N30°44'36"W



SEE SHEET 1 FOR VICINITY MAP (POINT OF COMMENCEMENT)  
 SEE SHEETS 2-3 FOR TRACT 4  
 SEE SHEETS 4-5 FOR TRACT 5  
 SEE SHEETS 6-7 FOR TRACT 6  
 SEE SHEET 9 FOR TRACT 7 DESCRIPTION

TRACT 7

Nov 13, 2020 - 09:15:30 JAKELLY[V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg

REV A: CHANGED EASEMENT TO TRACT  
 FOR: MANASOTA BEACH RANCLANDS, LLLP

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

SKETCH & DESCRIPTION OF A  
 DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
 SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.



**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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 8 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	-----------

**Exhibit A**

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

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

Commence at the northwest corner of said Section 4; thence S.89°39'43"E., along the north line of said Section 4, a distance of 2,085.27 feet; thence S.00°20'17"W., a distance of 4,052.37 feet to the POINT OF BEGINNING, lying on the proposed easterly right-of-way line of West Villages Parkway (variable width public right-of-way), also being the point of curvature of a non-tangent curve to the left having a radius of 35.00 feet and a central angle of 88°45'22"; thence easterly along the arc of said curve, a distance of 54.22 feet, said curve having a chord bearing and distance of S.86°20'59"E., 48.96 feet.; thence N.49°16'20"E., a distance of 212.35 feet to the point of curvature of a curve to the right having a radius of 43.80 feet and a central angle of 90°41'55"; thence easterly along the arc of said curve, a distance of 69.34 feet to a point of compound curvature of a curve to the right, having a radius of 2503.80 feet and a central angle of 09°56'35"; thence southeasterly along the arc of said curve, a distance of 434.51 feet of the point of a compound curve to the right, having a radius of 30.80 feet and a central angle of 104°59'45"; thence southerly along the arc of said curve, a distance of 56.44 feet to the point of reverse curvature of a curve to the left having a radius of 42.20 feet and a central angle of 30°14'37"; thence southwesterly along the arc of said curve, a distance of 22.28 feet to the point of tangency of said curve; thence S.44°39'59"W., a distance of 63.16 feet to the point of curvature of a curve to the left having a radius of 42.20 feet and a central angle of 32°05'22"; thence southwesterly along the arc of said curve, a distance of 23.63 feet to the point of tangency of said curve; thence S.12°34'37"W., a distance of 22.77 feet to the point of curvature of a curve to the left having a radius of 42.20 feet and a central angle of 13°30'46"; thence southerly along the arc of said curve, a distance of 9.95 feet to the point of tangency of said curve; thence S.00°56'09"E., a distance of 62.35 feet to the point of curvature of a curve to the left having a radius of 42.20 feet and a central angle of 46°12'50"; thence southeasterly along the arc of said curve, a distance of 34.04 feet to the point of tangency of said curve; thence S.47°08'59"E., a distance of 45.73 feet to the point of curvature of a curve to the left having a radius of 42.20 feet and a central angle of 13°20'36"; thence southeasterly along the arc of said curve, a distance of 9.83 feet to the point of tangency of said curve; thence S.60°29'34"E., a distance of 53.83 feet to the point of curvature of a curve to the left having a radius of 42.20 feet and a central angle of 14°23'17"; thence easterly along the arc of said curve, a distance of 10.60 feet to the point of tangency of said curve; thence S.74°52'52"E., a distance of 17.67 feet; thence N.15°07'08"E., a distance of 17.20 feet; thence S.74°52'52"E., a distance of 20.00 feet; thence S.15°07'08"W., a distance of 17.20 feet; thence S.74°52'52"E., a distance of 26.00 feet to the point of curvature of a curve to the left having a radius of 42.20 feet and a central angle of 34°25'15"; thence easterly along the arc of said curve, a distance of 25.35 feet to the point of tangency of said curve; thence N.70°41'53"E., a distance of 26.35 feet to the point of curvature of a curve to the right having a radius of 30.80 feet and a central angle of 87°49'39"; thence southeasterly along the arc of said curve, a distance of 47.21 feet to the point of tangency of said curve; thence S.21°28'28"E., a distance of 2.93 feet to the point of curvature of a curve to the right having a radius of 43.75 feet and a central angle of 91°22'14"; thence southwesterly along the arc of said curve, a distance of 69.77 feet to the point of tangency of said curve; thence S.69°49'37"W., a distance of 211.58 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 89°20'33"; thence southwesterly along the arc of said curve, a distance of 54.58 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,213.00 feet and a central angle of 22°27'22", said point being on the abovementioned proposed easterly right-of-way line of West Villages Parkway; thence northwesterly along the arc of said curve and along said proposed easterly right-of-way line, a distance of 867.35 feet, said curve having a chord bearing and distance of N.30°44'36"W., 861.81 feet, to the POINT OF BEGINNING.

Said tract contains 197,841 square feet or 4.5418 acres, more or less.

**TRACT 7**

Nov 13, 2020 - 09:15:30 JAKELLY[V:\2156\active\215617417\survey\drawing\sketch & descriptions\215614717v-sk0003\_REVA.dwg  
REV A: CHANGED EASEMENT TO TRACT **This is NOT a Survey and Not valid without all sheets.**  
FOR: MANASOTA BEACH RANCLANDS, LLLP

SKETCH & DESCRIPTION OF A  
DRAINAGE TRACT ALONG WEST VILLAGES PKWY.  
SOUTH EXTENSION IN SECTION 4, TOWNSHIP  
40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FL.

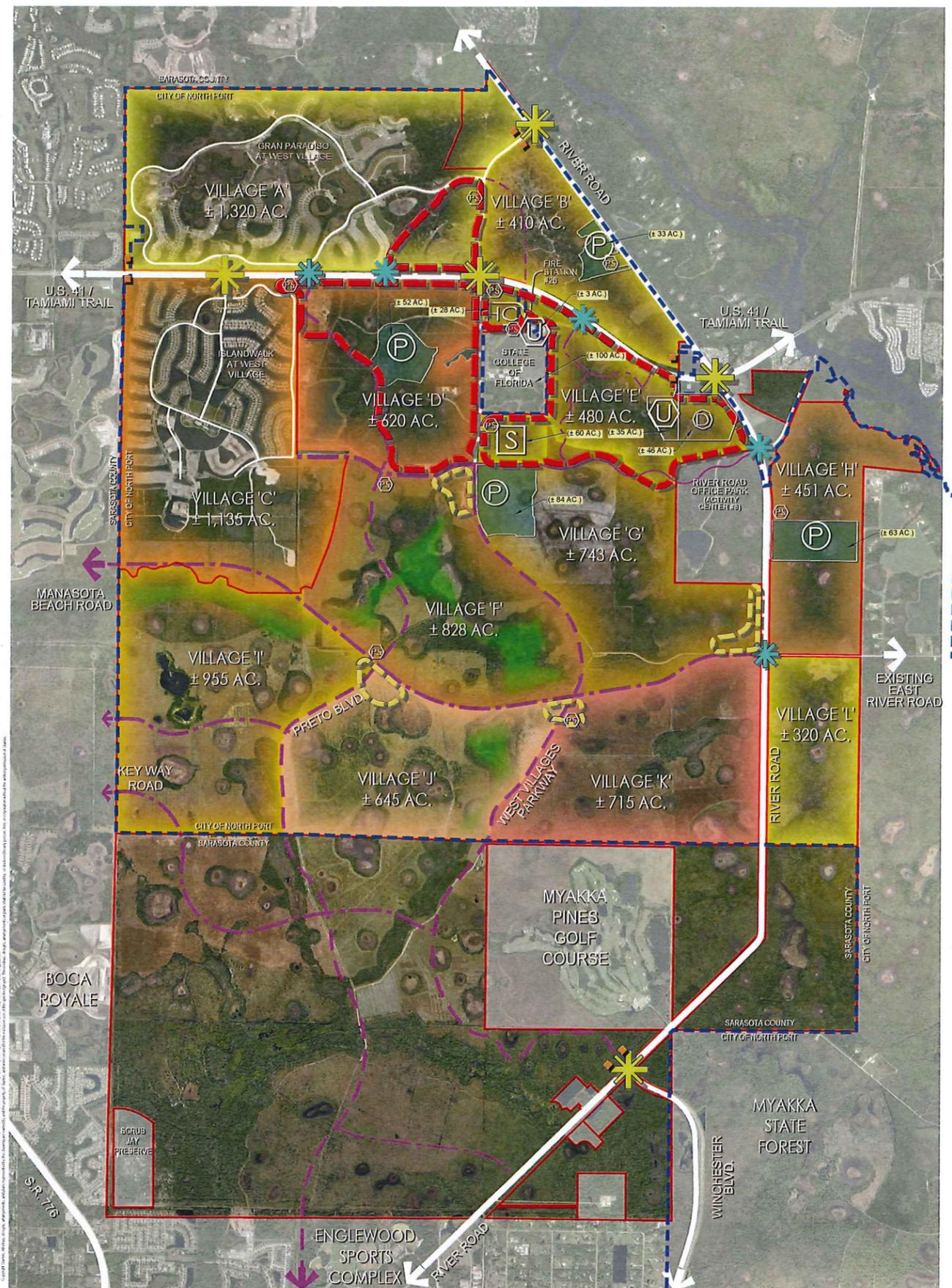


**Stantec**

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

TASK CODE: 210	DRAWN BY: JWB	CHKED BY: JAK	CAD FILE: 215614717v-sk0003	PROJECT NO: 215614717	SHEET 9 OF 9	DRAWING INDEX NO: A215614717v-sk0003	REV: A
-------------------	------------------	------------------	--------------------------------	--------------------------	-----------------	---	-----------

WEST VILLAGES INDEX MAP



LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS: TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESSE OF VENICE LOCATION		POTENTIAL FIRE / POLICE STATION LOCATION ALTERNATIVES		

NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, IN ACCORDANCE WITH THE PRINCIPLES OF AGREEMENT.
- 12' MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.

Approved July 23, 2019  
 ORDINANCE NUMBER 2019-20  
 PETITION NUMBER VIA-19-064

West Villages  
 Index Map