

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, (the "Owner") do hereby certify ownership of the property described on this plat entitled "LAKESPUR AT WELLEN PARK", and do hereby grant, convey, and dedicate said Plat for record.

The Owner does hereby state and declare the following:

Owner, as the fee simple owner, do further dedicate to the Lakespur at Wellen Park Homeowners Association, Inc., Tract 102, as shown hereon for Private Right of Way, Ingress/Egress, Drainage, Signage, Irrigation, and Utility Easement.

Owner, as the fee simple owner, of the lands platted herein, intends to dedicate and convey, Tracts: 504, 512, 513, 514, 515, 516, 518, 519, 520, 521, and 522 to the West Villages Improvement District, in fee simple by subsequent, separate instrument, for stormwater management and other lawful purposes, and stormwater systems located thereon being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns.

Owner, as the fee simple owner, does further dedicate to the Lakespur at Wellen Park Homeowners Association, Inc., Tracts 607, 609, 610, 611, 612, 613, 614 and 615 for Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage, and Utility Easements.

Owner, as the fee simple owner, of the lands platted herein, intends to dedicate and convey, Tracts: 709, 710, 711, 712, 713, and 714 to the West Villages Improvement District in fee simple by subsequent, separate instrument, for preservation and other lawful purposes, and said tracts being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns. The tract shall not be altered from its natural state and activities prohibited with the tract include but are not limited to: constructing or placing buildings on the above ground; dumping or storing soil or other substances such as trash; removal or destruction of trees, shrubs or other vegetation; excavation, dredging or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation.

Owner, as the fee simple owner, do further dedicate to the Lakespur at Wellen Park Homeowners Association, Inc., Tract 802 for an Amenity Area.

Owner, as the fee simple owner, does hereby reserve Tracts: 901, 902, 903, 904, 905, and 906, for future development Tracts.

Owner, as the fee simple owner, do hereby grant the non-exclusive street tree and landscape easements to the Lakespur at Wellen Park Homeowners Association, Inc., and the City of North Port ("City"), over and across the fifteen feet (15') in width along the exterior boundaries of Tract 102. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.

Owner, as the fee simple owner, does further dedicate to the City of North Port the Lift Station Easement and all Public Utility Easements shown and depicted heron, for the uses and purposes incidental thereto.

Owner, as the fee simple owner, dedicates and conveys to the West Villages Improvement District a non-exclusive easement for ingress and egress over Tract 102 for the performance of West Villages Improvement District official duties.

Owner, as the fee simple owner, do further dedicates and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental hereto.

Owner, as fee simple owner, dedicates and conveys all Irrigation Easements to the West Villages Improvement District for access and irrigation purposes and other purposes incidental thereto.

Owner, as the fee simple owner, dedicates the Emergency Services Access Easement to the West Villages Improvement District and to the City of North Port, for Emergency Services Access. It is acknowledged that the City of North Port and the West Villages Improvement District has no maintenance obligations associated with this easement.

IN WITNESS WHEREOF, the undersigned Owners, have caused these presents to be executed in its name this \_\_\_\_ day of \_\_\_\_\_ A.D., 2022

WITNESS: \_\_\_\_\_
Print Name: \_\_\_\_\_
WITNESS: \_\_\_\_\_
Print Name: \_\_\_\_\_

MANASOTA BEACH RANCLANDS, LLLP,
BY: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner
By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as manager.

BY: \_\_\_\_\_
Richard P. Severance, Vice President

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this \_\_\_\_ day of \_\_\_\_\_, 2022, by Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company as Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, and General Partner of Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, on behalf of the partnerships and the company and who is personally known by me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

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

Signature of Notary Public

IN WITNESS WHEREOF, the undersigned West Villages Improvement District Supervisor and attested by its Secretary, has caused this presents to be executed in its name this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

By: \_\_\_\_\_ Secretary By: \_\_\_\_\_ Chairman

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

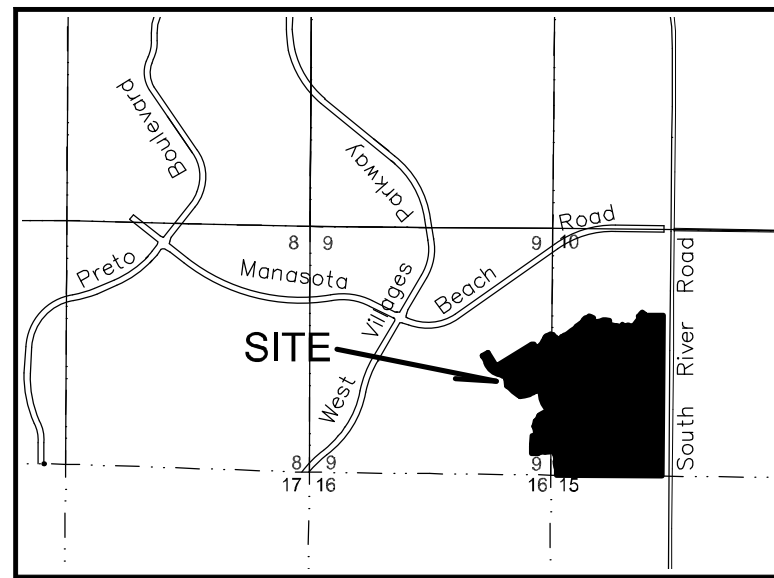
Print Name of Notary Public
I am a Notary Public of the State of Florida,

Signature of Notary Public

LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LOCATION MAP NOT TO SCALE

"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 Sarasota County, Florida.

FLOOD ZONE

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the dedication of, and perpetual maintenance obligation for Tracts: 504, 512, 513, 514, 515, 516, 518, 519, 520, 521, 522, 709, 710, 711, 712, 713, and 714 as shown on this plat, and hereby accepts the Emergency Services Access Easement, and Ingress/Egress, Utility, Irrigation and Drainage Easements as shown on this plat.

Attest \_\_\_\_\_ Secretary By: \_\_\_\_\_ Chairman

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_ 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 \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on \_\_\_\_\_. The permanent Control Points (PCP's), Bench Marks (BMs) and lot boundary corners installation date will be certified by a recorded affidavit.

Date \_\_\_\_\_
Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
680 US 41 Bypass N., Suite #1
Venice Florida 34285

LOT LINE EASEMENTS

There are hereby expressly reserved to Lakespur Homeowners Association, Inc., its successors or assigns, easements of ten (10) feet in width along all front lot lines, two and one half (2.5) feet in width along all side lot lines, and five (5) feet in width along all rear lot lines for the express purpose of accommodation surface and underground drainage, irrigation and underground utilities. Where more than one lot or parts of one or more lots are intended as a building site, only the outside boundaries of the building site shall carry said easements.

DEDICATION OF EASEMENTS

All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services.

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

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

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

BY: \_\_\_\_\_
Chairperson

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

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

BY: \_\_\_\_\_
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

I hereby certify that this plat has been reviewed for conformity with the requirements of Chapter 177, Part One, of the Florida Statutes.

City Surveyor & Mapper Date:
Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3941

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

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

BY: \_\_\_\_\_ Date
City Engineer

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

APPROVED BY: \_\_\_\_\_
Mayor, North Port City Commission

ATTEST: \_\_\_\_\_
City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ) SS
COUNTY OF SARASOTA )

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Sarasota County, Florida, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

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

By: \_\_\_\_\_
Deputy Clerk



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com

# LAKESPUR AT WELLEN PARK

## A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 33

### DESCRIPTION:

*A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:*

COMMENCE at the Southwest corner of Section 10, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 38.47 feet to the POINT OF BEGINNING, thence continue S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2304.95 feet to a point on the West Right of Way Line of River Road, per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 3520.99 feet; thence leaving said West Right of Way Line of River Road, N.89°31'30" W., a distance of 400.00 feet to the Southeast corner of lands described in Official Records Instrument No. 2021094420 of said Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument No. 2021094420, the following seventy-eight (78) courses: (1) S.77°24'35" W., a distance of 3.94 feet; (2) thence N.12°16'35" W., a distance of 31.76 feet; (3) thence N.57°13'39" W., a distance of 57.21 feet; (4) thence S.44°43'50" W., a distance of 57.18 feet; (5) thence S.03°54'26" W., a distance of 32.03 feet; (6) thence S.87°28'21" W., a distance of 41.07 feet; (7) thence S.17°07'17" W., a distance of 19.82 feet; (8) thence S.18°08'39" E., a distance of 38.73 feet; (9) thence S.37°29'27" W., a distance of 86.38 feet; (10) thence S.34°44'02" W., a distance of 78.09 feet; (11) thence S.42°51'19" W., a distance of 53.30 feet; (12) thence S.87°04'42" W., a distance of 30.53 feet; (13) thence N.65°52'13" W., a distance of 69.92 feet; (14) thence S.72°49'34" W., a distance of 89.54 feet; (15) thence N.53°46'02" W., a distance of 59.55 feet; (16) thence S.22°18'25" W., a distance of 32.46 feet; (17) thence S.88°26'04" W., a distance of 62.66 feet; (18) thence N.83°17'38" W., a distance of 54.93 feet; (19) thence N.80°45'21" W., a distance of 40.38 feet; (20) thence N.84°19'37" W., a distance of 59.01 feet; (21) thence S.44°55'03" W., a distance of 32.56 feet; (22) thence N.77°41'31" W., a distance of 17.55 feet; (23) thence N.31°40'29" W., a distance of 52.43 feet; (24) thence N.45°15'20" E., a distance of 33.58 feet; (25) thence N.12°32'20" W., a distance of 59.44 feet; (26) thence N.78°51'51" W., a distance of 84.00 feet; (27) thence S.81°34'09" W., a distance of 48.00 feet; (28) thence S.72°08'12" W., a distance of 81.27 feet; (29) thence S.78°46'38" W., a distance of 87.91 feet; (30) thence N.52°00'16" W., a distance of 75.69 feet; (31) thence N.13°52'38" E., a distance of 37.28 feet; (32) thence N.63°09'58" W., a distance of 56.66 feet; (33) thence N.73°58'46" W., a distance of 49.13 feet; (34) thence S.49°51'01" W., a distance of 43.67 feet; (35) thence S.86°45'06" W., a distance of 44.47 feet; (36) thence S.47°32'20" W., a distance of 69.51 feet; (37) thence S.28°59'45" W., a distance of 64.66 feet; (38) thence S.47°46'59" W., a distance of 26.32 feet; (39) thence S.49°07'42" W., a distance of 68.67 feet; (40) thence S.59°35'37" W., a distance of 48.68 feet; (41) thence S.42°44'21" W., a distance of 54.01 feet; (42) thence S.55°44'39" W., a distance of 49.07 feet; (43) thence S.56°21'21" W., a distance of 50.57 feet; (44) thence S.54°15'26" W., a distance of 92.86 feet; (45) thence S.44°01'35" W., a distance of 42.12 feet; (46) thence S.65°00'42" W., a distance of 48.69 feet; (47) thence S.65°14'38" W., a distance of 37.28 feet; (48) thence S.78°55'02" W., a distance of 32.95 feet; (49) thence S.12°24'17" W., a distance of 37.78 feet; (50) thence S.62°00'50" W., a distance of 35.33 feet; (51) thence N.59°58'12" W., a distance of 17.73 feet; (52) thence S.69°05'45" W., a distance of 21.71 feet; (53) thence N.61°52'21" W., a distance of 15.90 feet; (54) thence N.59°40'06" W., a distance of 23.45 feet; (55) thence N.27°26'55" W., a distance of 16.43 feet; (56) thence N.53°13'40" W., a distance of 31.68 feet; (57) thence N.44°09'24" W., a distance of 22.55 feet; (58) thence N.50°58'46" W., a distance of 30.73 feet; (59) thence N.78°40'45" W., a distance of 20.61 feet; (60) thence N.63°50'16" W., a distance of 26.61 feet; (61) thence S.67°07'34" W., a distance of 33.94 feet; (62) thence S.78°50'03" W., a distance of 30.10 feet; (63) thence S.75°34'38" W., a distance of 49.23 feet; (64) thence S.29°07'10" W., a distance of 35.69 feet; (65) thence S.23°27'06" W., a distance of 32.25 feet; (66) thence S.22°23'40" W., a distance of 21.95 feet; (67) thence S.32°08'26" W., a distance of 46.03 feet; (68) thence S.18°08'34" W., a distance of 33.80 feet; (69) thence S.52°01'11" W., a distance of 33.70 feet; (70) thence S.39°11'48" W., a distance of 47.65 feet; (71) thence S.45°44'56" W., a distance of 50.49 feet; (72) thence N.84°15'41" W., a distance of 48.05 feet; (73) thence N.51°00'48" W., a distance of 40.43 feet; (74) thence N.32°00'37" W., a distance of 28.03 feet; (75) thence N.84°05'43" W., a distance of 56.94 feet; (76) thence S.51°06'18" W., a distance of 50.50 feet; (77) thence S.58°22'39" W., a distance of 858.02 feet; (78) thence N.30°32'28" W., a distance of 351.49 feet thence S.60°14'14" W., a distance of 151.11 feet to a point on a curve to the right having: a radius of 170.86 feet, a central angle of 06°03'52", a chord bearing of S.33°50'07"E., and a chord length of 18.08 feet; thence along the arc of said curve, an arc length of 18.09 feet; thence S.30°54'03"E., a distance of 9.06 feet to a point on a curve to the right having: a radius of 700.00 feet, a central angle of 12°48'42", a chord bearing of S.24°08'07"E., and a chord length of 156.20 feet; thence along the arc of said curve, an arc length of 156.52 feet to a point on a reverse curve to the left having: a radius of 375.00 feet, a central angle of 65°04'33", a chord bearing of S.50°16'02"E., and a chord length of 403.39 feet; thence along the arc of said curve, an arc length of 425.92 feet to a point on a reverse curve to the right having: a radius of 176.00 feet, a central angle of 21°17'03", a chord bearing of S.72°09'47"E., and a chord length of 65.00 feet; thence along the arc of said curve, an arc length of 65.38 feet to a point on a reverse curve to the left having: a radius of 74.00 feet, a central angle of 63°22'39", a chord bearing of N.86°47'25"E., and a chord length of 77.75 feet; thence along the arc of said curve, an arc length of 81.85 feet; thence S.34°53'55"E., a distance of 25.61 feet; thence S.23°30'42"W., a distance of 53.47 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 29°30'32", a chord bearing of S.08°45'26"W., and a chord length of 12.73 feet; thence along the arc of said curve, an arc length of 12.88 feet; thence S.06°25'46"E., a distance of 138.40 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 52°34'04", a chord bearing of S.32°42'49"E., and a chord length of 22.14 feet; thence along the arc of said curve, an arc length of 22.94 feet; thence S.54°13'10"E., a distance of 60.03 feet; thence S.45°10'55"E., a distance of 52.13 feet; thence S.48°33'06"E., a distance of 60.00 feet; thence S.50°47'18"E., a distance of 61.36 feet; thence S.50°05'13"E., a distance of 75.11 feet; thence S.61°44'43"E., a distance of 29.67 feet to a point on a curve to the left having: a radius of 30.00 feet, a central angle of 32°55'22", a chord bearing of S.78°12'24"E., and a chord length of 17.00 feet; thence along the arc of said curve, an arc length of 17.24 feet; thence N.85°19'55"E., a distance of 95.12 feet; thence N.07°34'17"W., a distance of 5.01 feet; thence N.79°31'31"E., a distance of 55.30 feet; thence S.14°52'14"E., a distance of 5.01 feet; thence N.70°44'01"E., a distance of 65.83 feet; thence N.59°13'12"E., a distance of 51.44 feet; thence N.61°55'39"E., a distance of 40.56 feet; thence N.69°00'33"E., a distance of 12.12 feet to a point on a curve to the right having: a radius of 56.29 feet, a central angle of 56°17'53", a chord bearing of N.62°51'03"E., and a chord length of 53.12 feet; thence along the arc of said curve, an arc length of 55.31 feet; thence N.51°47'38"E., a distance of 18.64 feet; thence S.81°27'01"E., a distance of 50.29 feet; thence S.80°25'52"E., a distance of 40.27 feet to a point on a curve to the left having: a radius of 430.00 feet, a central angle of 60°23'30", a chord bearing of S.20°37'37"E., and a chord length of 432.54 feet; thence along the arc of said curve, an arc length of 453.23 feet; thence S.39°10'38"W., a distance of 31.82 feet; thence S.52°38'17"W., a distance of 8.94 feet to a point on a curve to the left having: a radius of 1145.50 feet, a central angle of 09°22'16", a chord bearing of S.60°44'50"W., and a chord length of 187.15 feet; thence along the arc of said curve, an arc length of 187.35 feet to a point on a compound curve to the left having: a radius of 25.00 feet, a central angle of 49°18'15", a chord bearing of S.39°39'15"W., and a chord length of 20.86 feet; thence along the arc of said curve, an arc length of 21.51 feet; thence S.15°00'07"W., a distance of 66.64 feet; thence S.49°52'05"W., a distance of 61.16 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 41°14'33", a chord bearing of S.29°14'49"W., and a chord length of 17.61 feet; thence along the arc of said curve, an arc length of 18.00 feet; thence S.08°37'32"W., a distance of 42.34 feet; thence S.18°23'47"W., a distance of 55.67 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 41°07'35", a chord bearing of S.02°10'00"E., and a chord length of 17.56 feet; thence along the arc of said curve, an arc length of 17.94 feet; thence S.22°43'47"E., a distance of 95.01 feet; thence S.03°25'05"W., a distance of 108.22 feet; thence N.86°34'55"W., a distance of 76.77 feet; thence S.03°25'05"W., a distance of 195.00 feet to a point on a curve to the left having: a radius of 65.00 feet, a central angle of 36°29'13", a chord bearing of S.14°49'32"E., and a chord length of 40.70 feet; thence along the arc of said curve, an arc length of 41.39 feet; thence S.03°25'05"W., a distance of 156.35 feet; thence S.86°34'55"E., a distance of 151.50 feet; thence N.03°25'05"E., a distance of 35.00 feet; thence S.86°34'55"E., a distance of 46.31 feet to a point on a curve to the left having: a radius of 660.00 feet, a central angle of 08°06'26", a chord bearing of N.89°21'52"E., and a chord length of 93.31 feet; thence along the arc of said curve, an arc length of 93.39 feet; thence N.85°18'39"E., a distance of 203.95 feet; thence S.12°11'49"E., a distance of 27.70 feet; thence S.08°03'35"E., a distance of 27.74 feet to a point on a curve to the left having: a radius of 1160.00 feet, a central angle of 05°48'37", a chord bearing of S.10°57'53"E., and a chord length of 117.58 feet; thence along the arc of said curve, an arc length of 117.63 feet to a point on a reverse curve to the right having: a radius of 100.00 feet, a central angle of 29°54'21", a chord bearing of S.01°04'59"W., and a chord length of 51.61 feet; thence along the arc of said curve, an arc length of 52.20 feet to a point on a reverse curve to the left having: a radius of 195.00 feet, a central angle of 50°45'48", a chord bearing of S.09°20'45"E., and a chord length of 167.17 feet; thence along the arc of said curve, an arc length of 172.77 feet; thence S.00°36'37"W., a distance of 132.21 feet to the POINT OF BEGINNING.

*Parcel contains 9579660 square feet, or 219.9187 acres, more or less.*



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
Telephone: (941) 493-1396  
Email: bsi@brittsurveying.com

# LAKESPUR AT WELLEN PARK

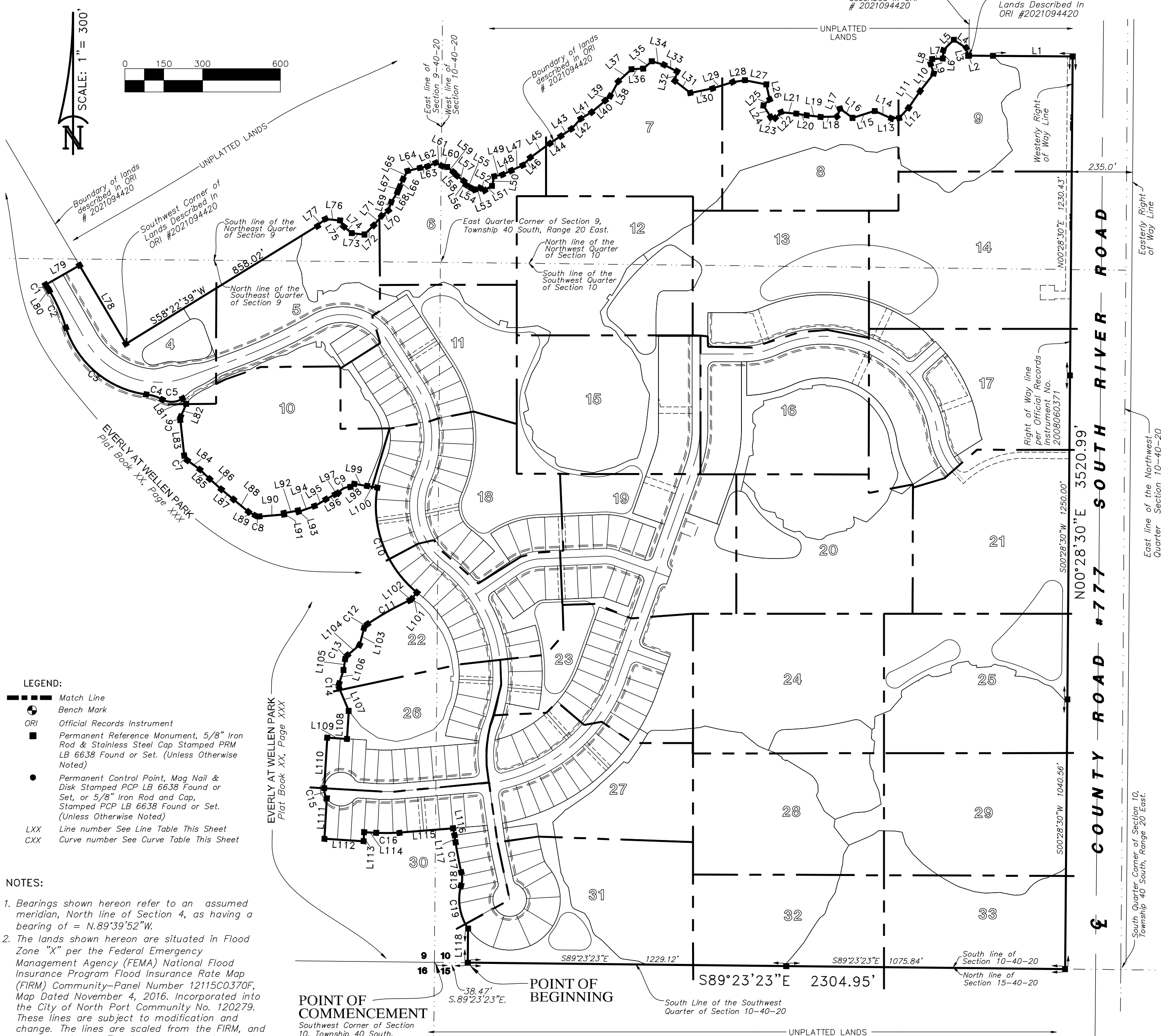
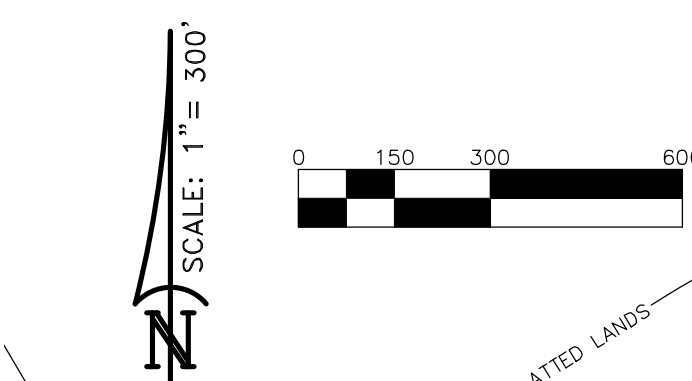
A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°31'30"W	400.00'	L60	N78°40'45"W	20.61'
L2	S77°24'35"W	3.94'	L61	N63°50'16"W	26.61'
L3	N12°16'35"W	31.76'	L62	S67°07'34"W	33.94'
L4	N57°13'39"W	57.21'	L63	S78°50'03"W	30.10'
L5	S44°43'50"W	57.18'	L64	S75°34'38"W	49.23'
L6	S03°54'26"W	32.03'	L65	S29°07'10"W	35.69'
L7	S87°28'21"W	41.07'	L66	S23°27'06"W	32.25'
L8	S17°07'17"W	19.82'	L67	S22°23'40"W	21.95'
L9	S18°08'39"E	38.73'	L68	S32°08'26"W	46.03'
L10	S37°29'27"W	86.38'	L69	S18°08'34"W	33.80'
L11	S34°44'02"W	78.09'	L70	S52°01'11"W	33.70'
L12	S42°51'19"W	53.30'	L71	S39°11'48"W	47.65'
L13	S87°04'42"W	30.53'	L72	S45°44'56"W	50.49'
L14	N65°52'13"W	69.92'	L73	N84°15'41"W	48.05'
L15	S72°49'34"W	89.54'	L74	N51°00'48"W	40.43'
L16	N53°46'02"W	59.55'	L75	N32°00'37"W	28.03'
L17	S22°18'25"W	32.46'	L76	N84°05'43"W	56.94'
L18	S88°26'04"W	62.66'	L77	S51°06'18"W	50.50'
L19	N83°17'38"W	54.93'	L78	N30°32'28"W	351.49'
L20	N80°45'21"W	40.38'	L79	S60°14'14"W	151.11'
L21	N84°19'37"W	59.01'	L80	S30°54'03"E	9.06'
L22	S44°55'03"W	32.56'	L81	S34°53'55"E	25.61'
L23	N77°41'31"W	17.55'	L82	S23°30'42"W	53.47'
L24	N31°40'29"W	52.43'	L83	S06°25'46"E	138.40'
L25	N45°15'20"E	33.58'	L84	S54°13'10"E	60.03'
L26	N12°32'20"W	59.44'	L85	S45°10'55"E	52.13'
L27	N78°51'51"W	84.00'	L86	S48°33'06"E	60.00'
L28	S81°34'09"W	48.00'	L87	S50°47'18"E	61.36'
L29	S72°08'12"W	81.27'	L88	S50°05'13"E	75.11'
L30	S78°46'38"W	87.91'	L89	S61°44'43"E	29.67'
L31	N52°00'16"W	75.69'	L90	N85°19'55"E	95.12'
L32	N13°52'38"E	37.28'	L91	N07°34'17"W	5.01'
L33	N63°09'58"W	56.66'	L92	N79°31'31"E	55.30'
L34	N73°58'46"W	49.13'	L93	S14°52'14"E	5.01'
L35	S49°51'01"W	43.67'	L94	N70°44'01"E	65.83'
L36	S86°45'06"W	44.47'	L95	N59°13'12"E	51.44'
L37	S47°32'20"W	69.51'	L96	N61°55'39"E	40.56'
L38	S28°59'45"W	64.66'	L97	N69°00'33"E	12.12'
L39	S47°46'59"W	26.32'	L98	N51°47'38"E	18.64'
L40	S49°07'42"W	68.67'	L99	S81°27'01"E	50.29'
L41	S59°35'37"W	48.68'	L100	S80°25'52"E	40.27'
L42	S42°44'21"W	54.01'	L101	S39°10'38"W	31.82'
L43	S55°44'39"W	49.07'	L102	S52°38'17"W	8.94'
L44	S56°21'21"W	50.57'	L103	S15°00'07"W	66.64'
L45	S54°15'26"W	92.86'	L104	S49°52'05"W	61.16'
L46	S44°01'35"W	42.12'	L105	S08°37'32"W	42.34'
L47	S65°00'42"W	48.69'	L106	S18°23'47"W	55.67'
L48	S65°14'38"W	37.28'	L107	S22°43'47"E	95.01'
L49	S78°55'02"W	32.95'	L108	S03°25'05"W	108.22'
L50	S12°24'17"W	37.78'	L109	N86°34'55"W	76.77'
L51	S62°00'50"W	35.33'	L110	S03°25'05"W	195.00'
L52	N59°58'12"W	17.73'	L111	S03°25'05"W	156.35'
L53	S69°05'45"W	21.71'	L112	S86°34'55"E	151.50'
L54	N61°52'21"W	15.90'	L113	N03°25'05"E	35.00'
L55	N59°40'06"W	23.45'	L114	S86°34'55"E	46.31'
L56	N27°26'55"W	16.43'	L115	N85°18'39"E	203.95'
L57	N53°13'40"W	31.68'	L116	S12°11'49"E	27.70'
L58	N44°09'24"W	22.55'	L117	S08°03'35"E	27.74'
L59	N50°58'46"W	30.73'	L118	S00°36'37"W	132.21'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	170.86'	6°03'52"	S33°50'07"E	18.08'	18.09'
C2	700.00'	12°48'42"	S24°08'07"E	156.20'	156.52'
C3	375.00'	65°04'33"	S50°16'02"E	403.39'	425.92'
C4	176.00'	21°17'03"	S72°09'47"E	65.00'	65.38'
C5	74.00'	63°22'39"	N86°47'25"E	77.75'	81.85'
C6	25.00'	29°30'32"	S08°45'26"W	12.73'	12.88'
C7	25.00'	29°34'04"	S32°42'49"E	22.14'	22.94'
C8	30.00'	32°55'22"	S78°12'24"E	17.00'	17.24'
C9	56.29'	56°17'53"	N62°51'03"E	53.12'	55.31'
C10	430.00'	60°23'30"	S20°37'37"E	432.54'	453.23'
C11	1145.50'	9°22'16"	S60°44'50"W	187.15'	187.35'
C12	25.00'	49°18'15"	S39°39'15"W	20.86'	21.51'
C13	25.00'	41°14'33"	S29°14'49"W	17.61'	18.00'
C14	25.00'	41°07'35"	S02°10'00"E	17.56'	17.94'
C15	65.00'	36°29'13"	S14°49'32"E	40.70'	41.39'
C16	660.00'	8°06'26"	N89°21'52"E	93.31'	93.39'
C17	1160.00'	5°48'37"	S10°57'53"E	117.58'	117.63'
C18	100.00'	29°54'21"	S01°04'59"W	51.61'	52.20'
C19	195.00'	50°45'48"	S09°20'45"E	167.17'	172.77'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage, Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
504 518 512 519 513 520 514 521 515 522 516	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
607 612 609 613 610 614 611 615	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
709 712 710 713 711 714	Preservation Area; Drainage Easement	West Villages Improvement District
802	Amenity Area	Lakespur Home Owners Association, Inc.
901 904 902 905 903 906	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP



- LEGEND:**
- Match Line
  - Bench Mark
  - Official Records Instrument
  - Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
  - Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
  - LXX Line number See Line Table This Sheet
  - CXX Curve number See Curve Table This Sheet
- NOTES:**
- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
  - The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community--Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
  - Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

## KEY MAP

**BRITT SURVEYING, INC.**  
 LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
 Telephone: (941) 493-1396  
 Email: bsi@brittsurveying.com

# LAKESPUR AT WELLEN PARK

## A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

**LEGEND:**

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

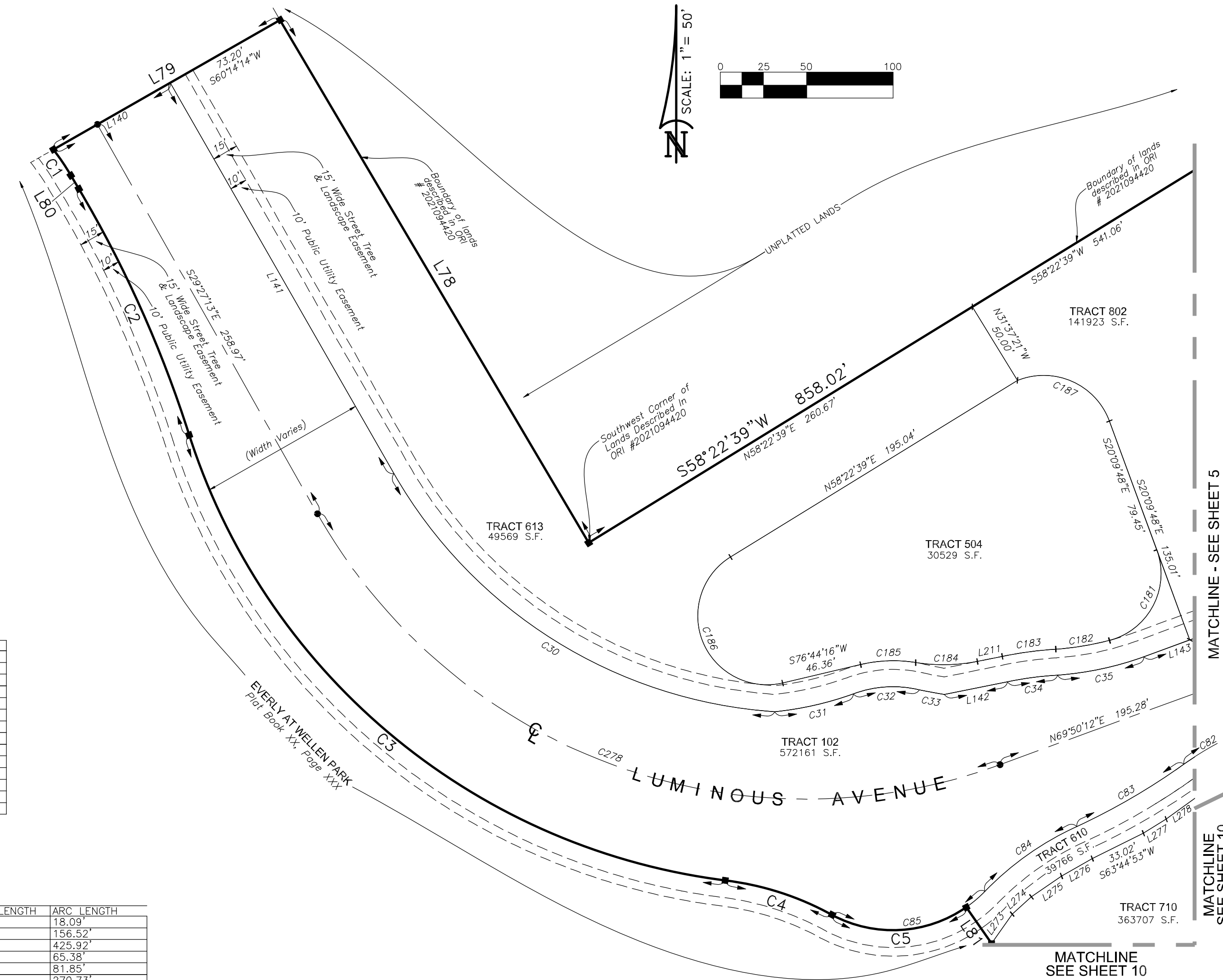
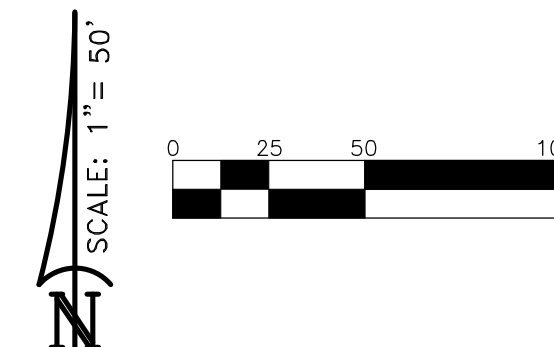
**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE TABLE		
LINE	BEARING	DISTANCE
L79	S60°14'14"W	151.11'
L80	S30°54'03"E	9.06'
L81	S34°53'55"E	25.61'
L140	N60°14'14"E	77.91'
L141	S29°45'46"E	260.72'
L142	N78°33'28"E	37.19'
L143	N69°50'12"E	95.45'
L211	S78°33'28"W	14.69'
L273	N34°57'14"E	20.82'
L274	S48°00'05"W	14.92'
L275	S55°17'55"W	21.20'
L276	N60°21'19"E	20.51'
L277	N58°12'13"E	15.51'
L278	S53°59'19"W	24.29'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	170.86'	6°03'52"	S33°50'07"E	18.08'	18.09'
C2	700.00'	12°48'42"	S24°08'07"E	156.20'	156.52'
C3	375.00'	65°04'33"	S50°16'02"E	403.39'	425.92'
C4	176.00'	21°17'03"	S72°09'47"E	65.00'	65.38'
C5	74.00'	63°22'39"	N86°47'25"E	77.75'	81.85'
C30	275.00'	56°24'23"	S57°57'58"E	259.93'	270.73'
C31	183.00'	14°38'38"	N77°09'34"E	46.65'	46.77'
C32	67.00'	33°12'11"	N86°26'20"E	38.29'	38.83'
C33	183.00'	4°39'04"	S79°17'06"E	14.85'	14.86'
C34	220.00'	7°37'19"	N82°22'08"E	29.24'	29.27'
C35	180.00'	16°20'35"	N78°00'30"E	51.17'	51.34'
C82	176.00'	15°29'04"	S62°05'40"W	47.42'	47.57'
C83	375.00'	10°59'35"	S59°50'55"W	71.84'	71.95'
C84	176.00'	21°17'03"	S54°42'11"W	65.00'	65.38'
C85	74.00'	74°25'04"	S81°16'12"W	89.50'	96.11'
C181	40.00'	95°23'29"	S27°31'56"W	59.17'	66.60'
C182	165.00'	10°57'06"	S80°42'14"W	31.49'	31.54'
C183	235.00'	7°37'19"	S82°22'08"W	31.24'	31.26'
C184	100.00'	20°34'56"	S88°50'56"W	35.73'	35.92'
C185	82.10'	22°24'08"	S87°56'20"W	31.90'	32.10'
C186	40.00'	161°38'23"	N22°26'32"W	78.98'	112.85'
C187	40.87'	90°44'35"	S66°06'40"E	58.17'	64.73'
C278	325.00'	80°42'35"	S69°48'31"E	420.89'	457.81'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
504	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
610 613	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
710	Preservation Area; Drainage Easement	West Villages Improvement District
802	Amenity Area	Lakespur Home Owners Association, Inc.



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 Telephone: (941) 493-1396  
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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

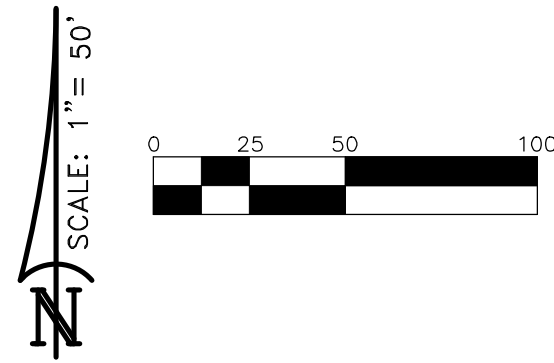
SHEET 5 OF 33

**LEGEND:**

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

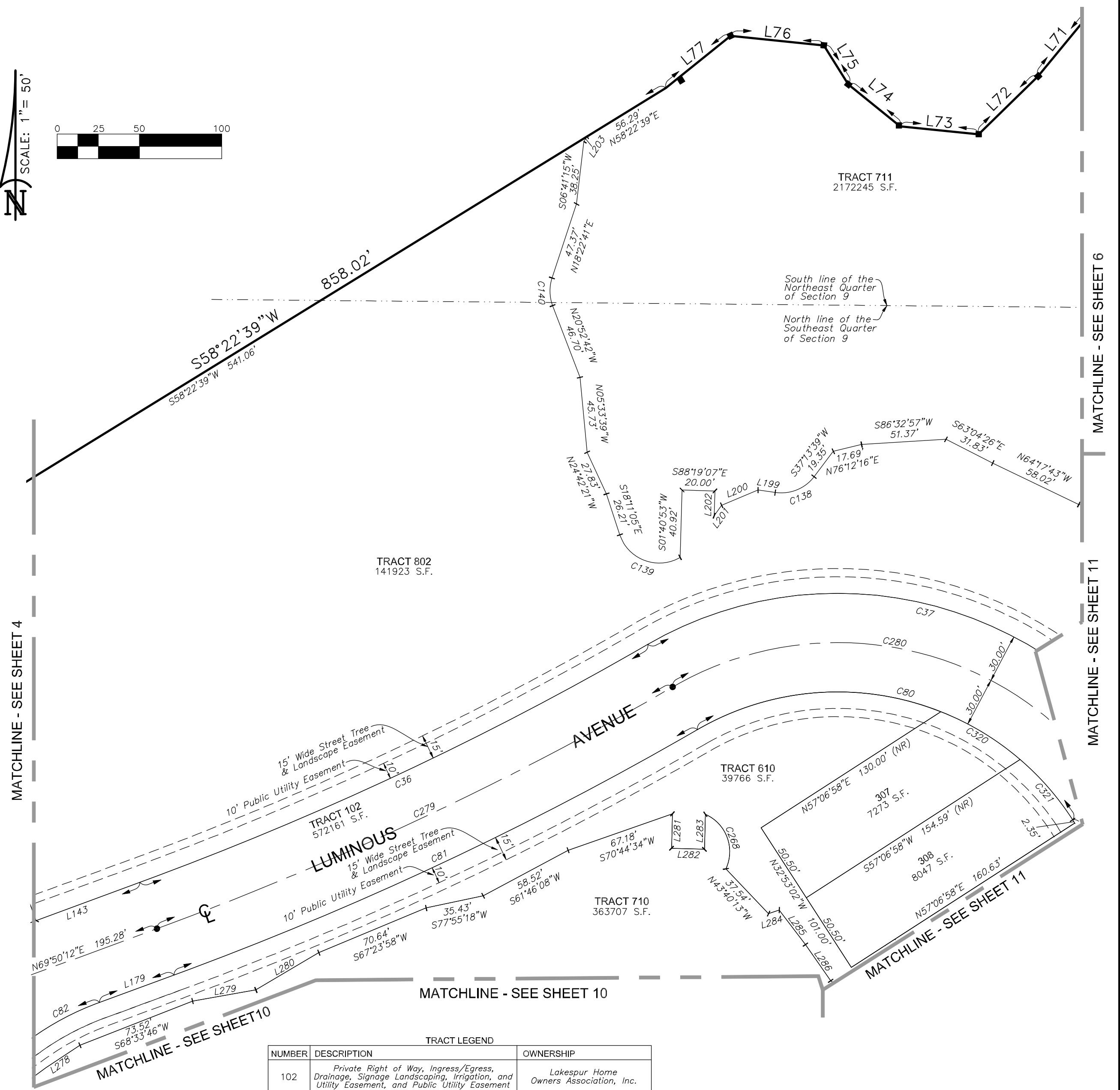
**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.



LINE TABLE		
LINE	BEARING	DISTANCE
L71	S39°11'48"W	47.65'
L72	S45°44'56"W	50.49'
L73	N84°15'41"W	48.05'
L74	N51°00'48"W	40.43'
L75	N32°00'37"W	28.03'
L76	N84°05'43"W	56.94'
L77	S51°06'18"W	50.50'
L143	N69°50'12"E	95.45'
L179	S69°50'12"W	48.17'
L199	S81°30'37"E	10.56'
L200	S67°00'56"W	23.97'
L201	N35°48'26"E	7.76'
L202	S01°40'53"W	15.05'
L203	S32°00'37"W	3.63'
L278	S53°59'19"W	24.29'
L279	S80°04'34"W	39.06'
L280	S59°21'17"W	44.49'
L281	S01°40'53"W	20.98'
L282	S88°19'07"E	20.00'
L283	S01°40'53"W	21.24'
L284	S71°43'17"W	6.84'
L285	S37°02'37"E	26.40'
L286	N34°55'47"W	26.75'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C36	1970.00'	9°55'35"	N64°52'25"E	340.87'	341.30'
C37	230.00'	87°12'21"	S76°29'12"E	317.24'	350.07'
C80	170.00'	87°12'21"	N76°29'12"W	234.48'	258.74'
C81	2030.00'	9°55'35"	S64°52'25"W	351.25'	351.69'
C82	176.00'	15°29'04"	S62°05'40"W	47.42'	47.57'
C138	25.00'	61°15'44"	N67°51'31"E	25.48'	26.73'
C139	25.00'	102°40'03"	N69°31'07"W	39.04'	44.80'
C140	25.00'	39°15'24"	N01°15'00"W	16.80'	17.13'
C268	25.00'	90°13'07"	S20°32'21"E	35.42'	39.37'
C279	2000.00'	9°55'35"	N64°52'25"E	346.06'	346.49'
C280	200.00'	87°12'21"	S76°29'12"E	275.86'	304.41'
C320	170.00'	19°01'03"	S.58°50'42"E	56.17'	56.43'
C321	170.00'	16°27'08"	S.41°06'36"E	48.65'	48.81'



TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
610	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
710	Preservation Area; Drainage Easement	West Villages Improvement District
711		
802	Amenity Area	Lakespur Home Owners Association, Inc.

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# LAKESPUR AT WELLEN PARK

## A SUBDIVISION

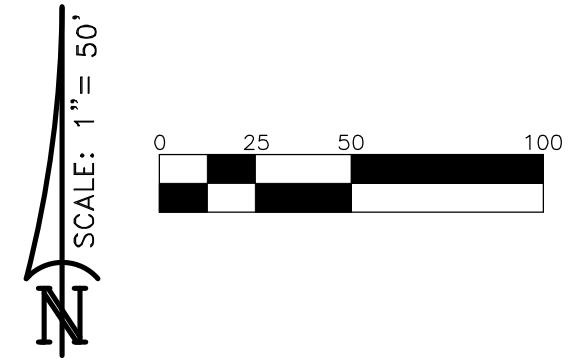
A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

**LEGEND:**

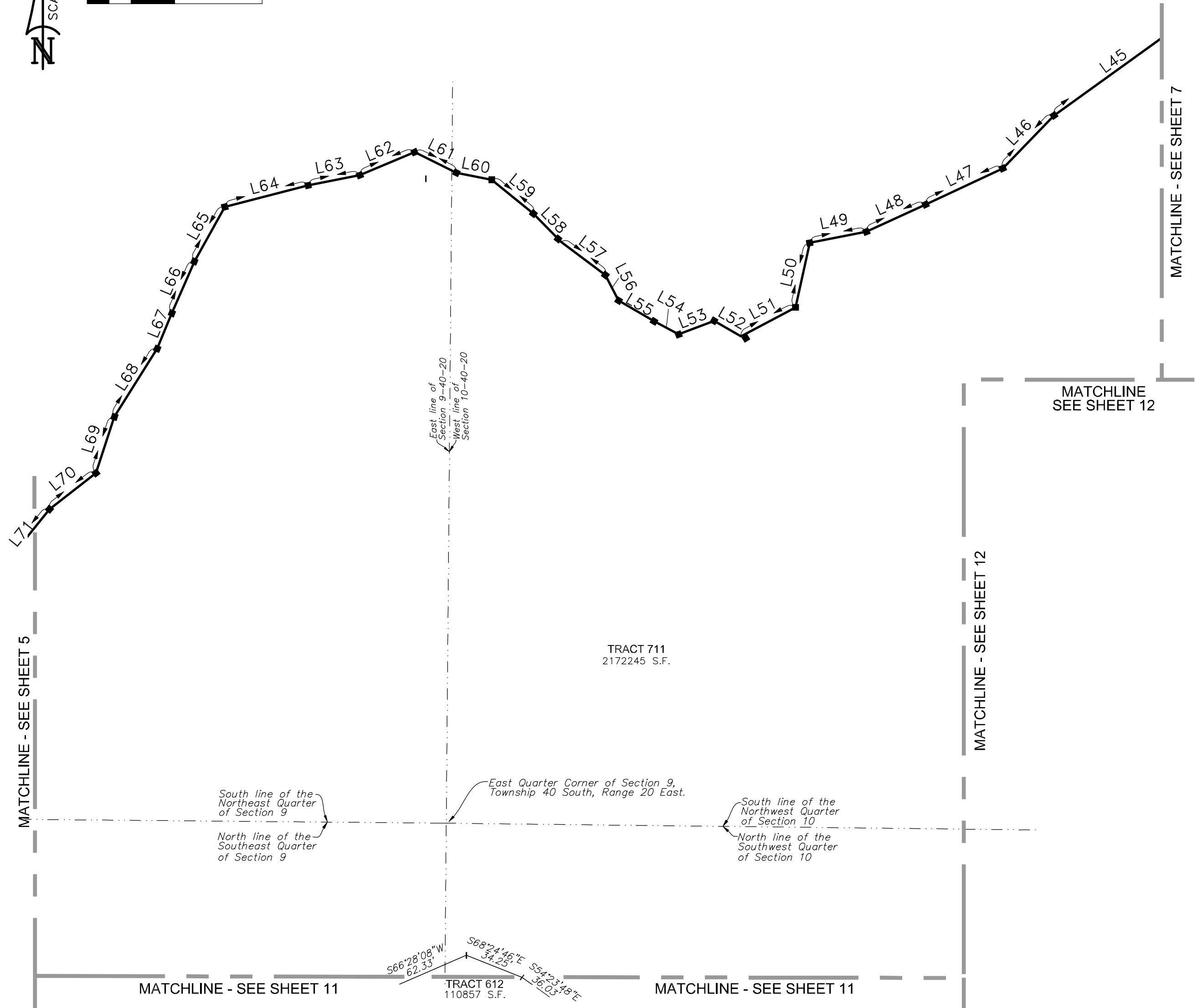
- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.



LINE	BEARING	DISTANCE
L45	S54°15'26"W	92.86'
L46	S44°01'35"W	42.12'
L47	S65°00'42"W	48.69'
L48	S65°14'38"W	37.28'
L49	S78°55'02"W	32.95'
L50	S12°24'17"W	37.78'
L51	S62°00'50"W	35.33'
L52	N59°58'12"W	17.73'
L53	S69°05'45"W	21.71'
L54	N61°52'21"W	15.90'
L55	N59°40'06"W	23.45'
L56	N27°26'55"W	16.43'
L57	N53°13'40"W	31.68'
L58	N44°09'24"W	22.55'
L59	N50°58'46"W	30.73'
L60	N78°40'45"W	20.61'
L61	N63°50'16"W	26.61'
L62	S67°07'34"W	33.94'
L63	S78°50'03"W	30.10'
L64	S75°34'38"W	49.23'
L65	S29°07'10"W	35.69'
L66	S23°27'06"W	32.25'
L67	S22°23'40"W	21.95'
L68	S32°08'26"W	46.03'
L69	S18°08'34"W	33.80'
L70	S52°01'11"W	33.70'
L71	S39°11'48"W	47.65'



TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
612	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
711	Preservation Area; Drainage Easement	West Villages Improvement District

**BRITT** **BRITT SURVEYING, INC.**  
 LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
 Telephone: (941) 493-1396  
 Email: bsi@brittsurveying.com

# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

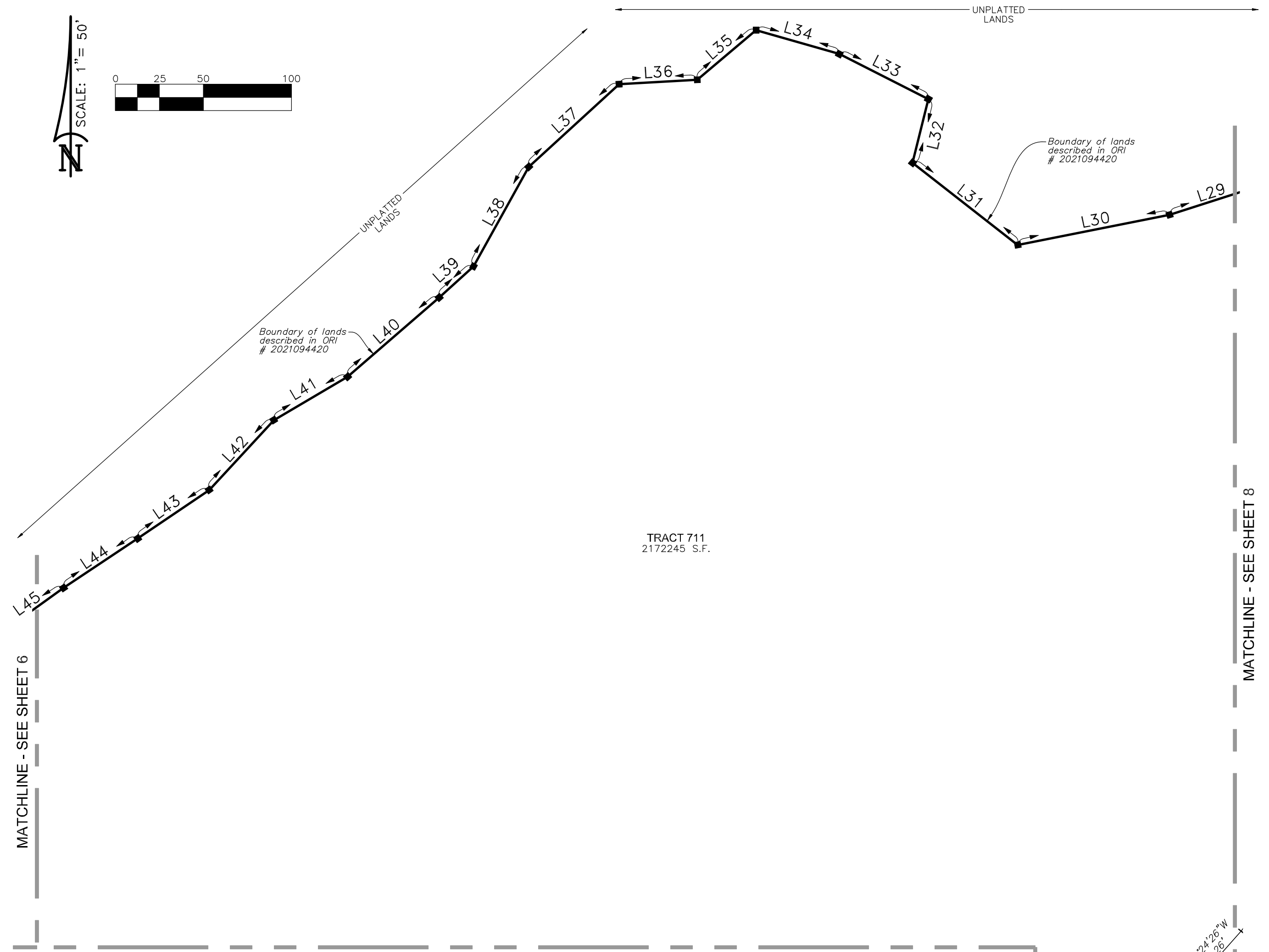
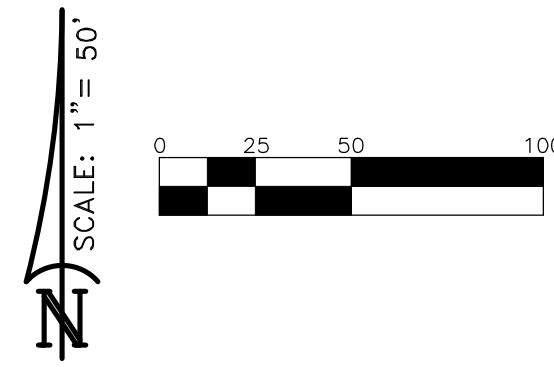
SHEET 7 OF 33

**LEGEND:**

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

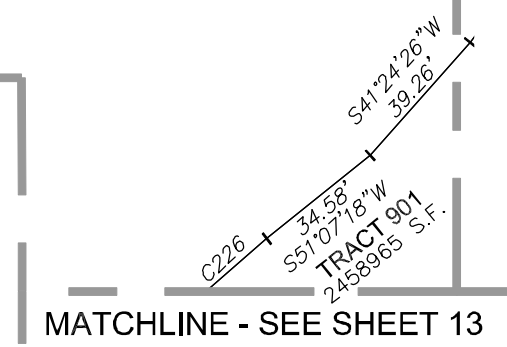


TRACT 711  
2172245 S.F.

LINE	BEARING	DISTANCE
L29	S72°08'12"W	81.27'
L30	S78°46'38"W	87.91'
L31	N52°00'16"W	75.69'
L32	N13°52'38"E	37.28'
L33	N63°09'58"W	56.66'
L34	N73°58'46"W	49.13'
L35	S49°51'01"W	43.67'
L36	S86°45'06"W	44.47'
L37	S47°32'20"W	69.51'
L38	S28°59'45"W	64.66'
L39	S47°46'59"W	26.32'
L40	S49°07'42"W	68.67'
L41	S59°35'37"W	48.68'
L42	S42°44'21"W	54.01'
L43	S55°44'39"W	49.07'
L44	S56°21'21"W	50.57'
L45	S54°15'26"W	92.86'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
711	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C226	807.57'	6°50'25"	N46°28'30"E	96.35'	96.41'



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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

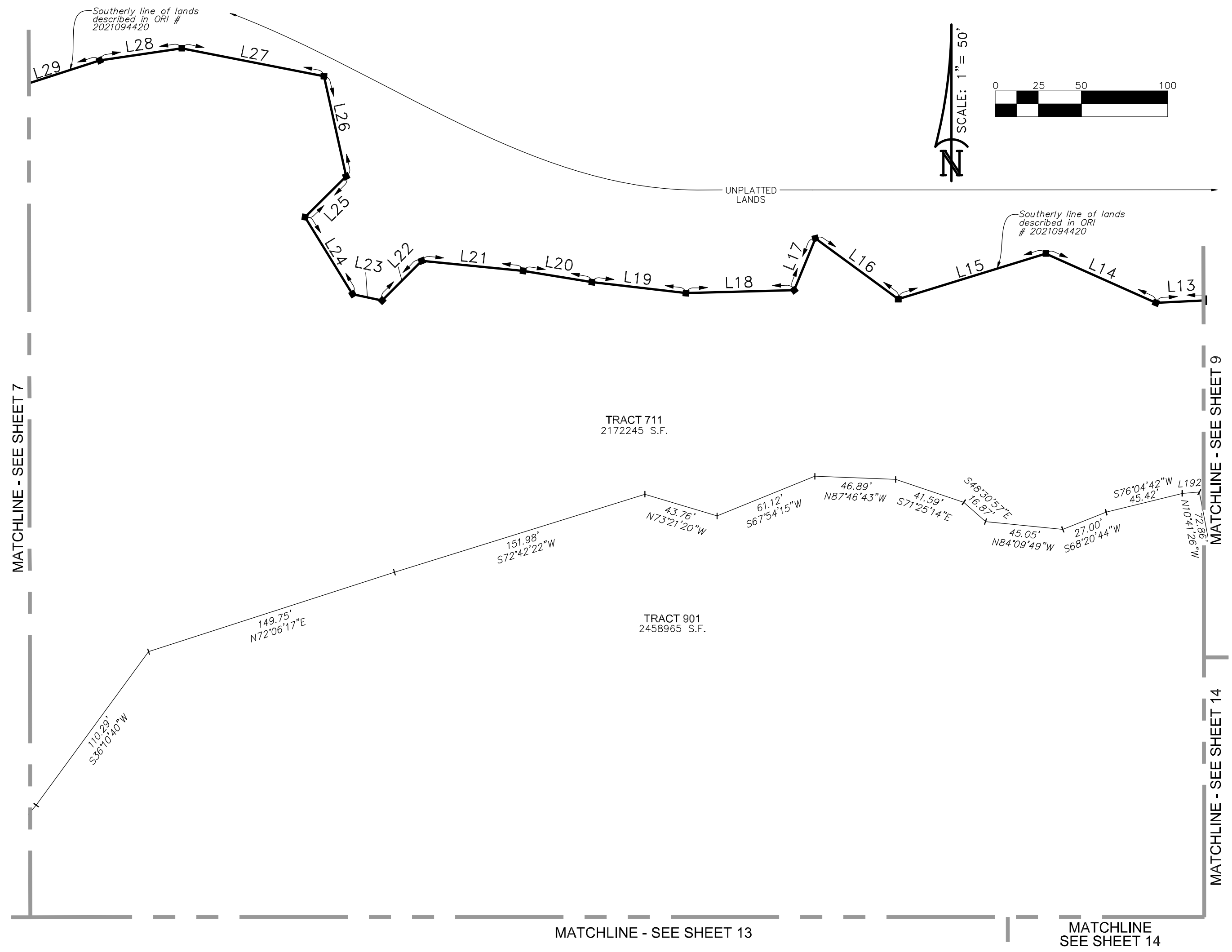
A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

**LEGEND:**

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LINE TABLE		
LINE	BEARING	DISTANCE
L13	S87°04'42"W	30.53'
L14	N65°52'13"W	69.92'
L15	S72°49'34"W	89.54'
L16	N53°46'02"W	59.55'
L17	S22°18'25"W	32.46'
L18	S88°26'04"W	62.66'
L19	N83°17'38"W	54.93'
L20	N80°45'21"W	40.38'
L21	N84°19'37"W	59.01'
L22	S44°55'03"W	32.56'
L23	N77°41'31"W	17.55'
L24	N31°40'29"W	52.43'
L25	N45°15'20"E	33.58'
L26	N12°32'20"W	59.44'
L27	N78°51'51"W	84.00'
L28	S81°34'09"W	48.00'
L29	S72°08'12"W	81.27'
L192	N85°44'59"E	9.93'

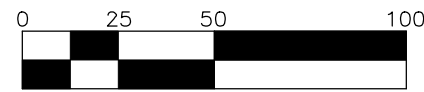
TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
711	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP



# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

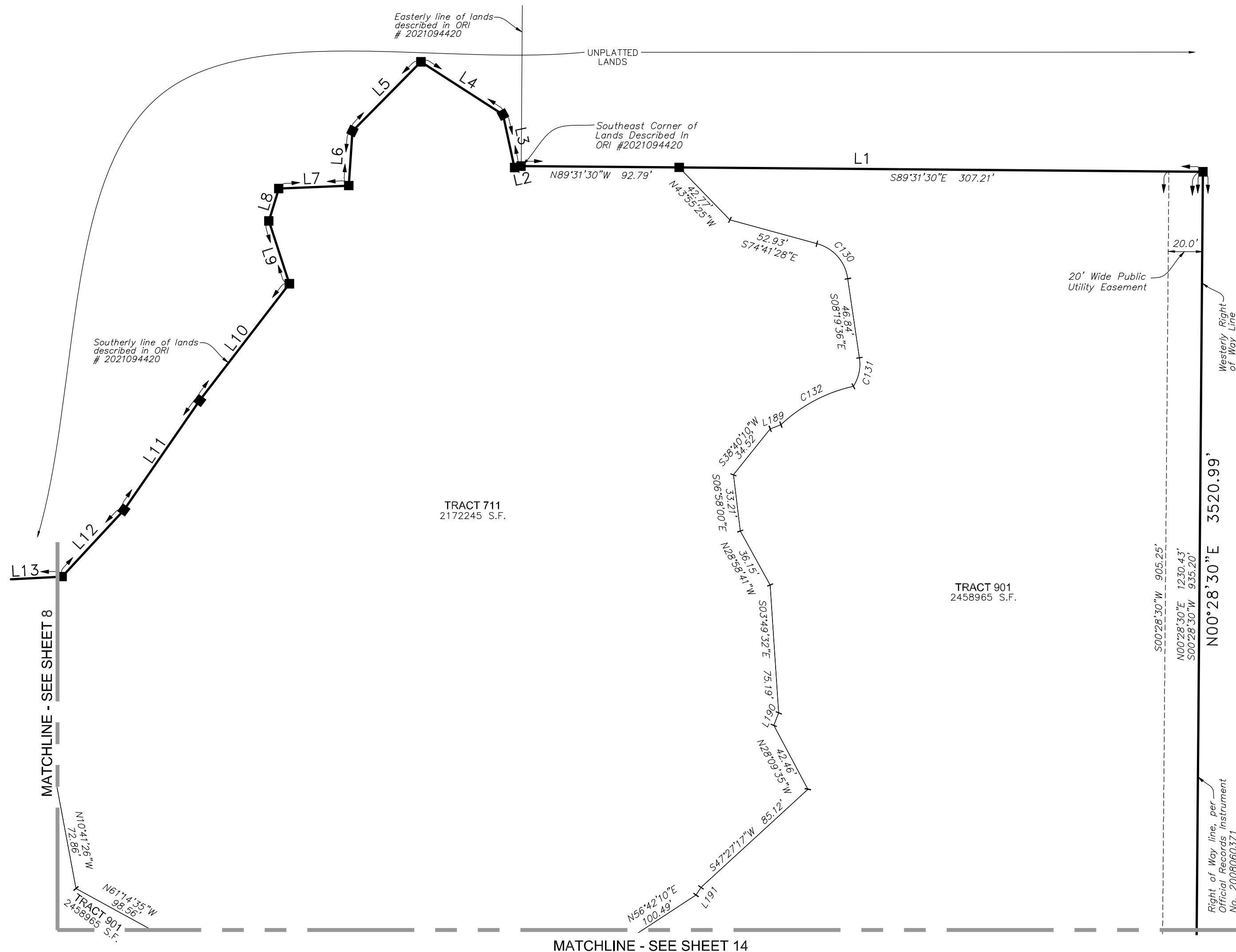


**LEGEND:**

- Match Line
- Bench Mark
- Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

**NOTES:**

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°31'30"W	400.00'
L2	S77°24'35"W	3.94'
L3	N12°16'35"W	31.76'
L4	N57°13'39"W	57.21'
L5	S44°43'50"W	57.18'
L6	S03°54'26"W	32.03'
L7	S87°28'21"W	41.07'
L8	S17°07'17"W	19.82'
L9	S18°08'39"E	38.73'
L10	S37°29'27"W	86.38'
L11	S34°44'02"W	78.09'
L12	S42°51'19"W	53.30'
L13	S87°04'42"W	30.53'
L189	N67°57'49"E	6.71'
L190	N21°56'49"E	7.90'
L191	N32°50'23"E	5.37'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C130	25.00'	66°21'51"	S41°30'32"E	27.37'	28.96'
C131	25.00'	40°04'06"	S11°42'26"W	17.13'	17.48'
C132	91.78'	30°25'10"	N62°12'20"E	48.16'	48.73'

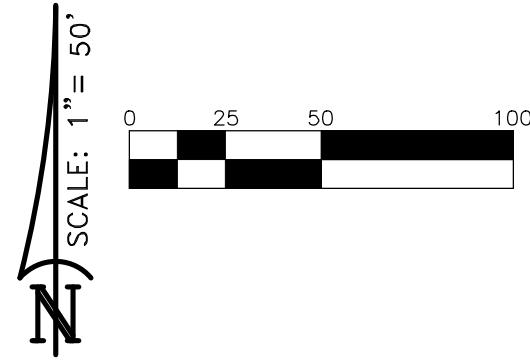
TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
711	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

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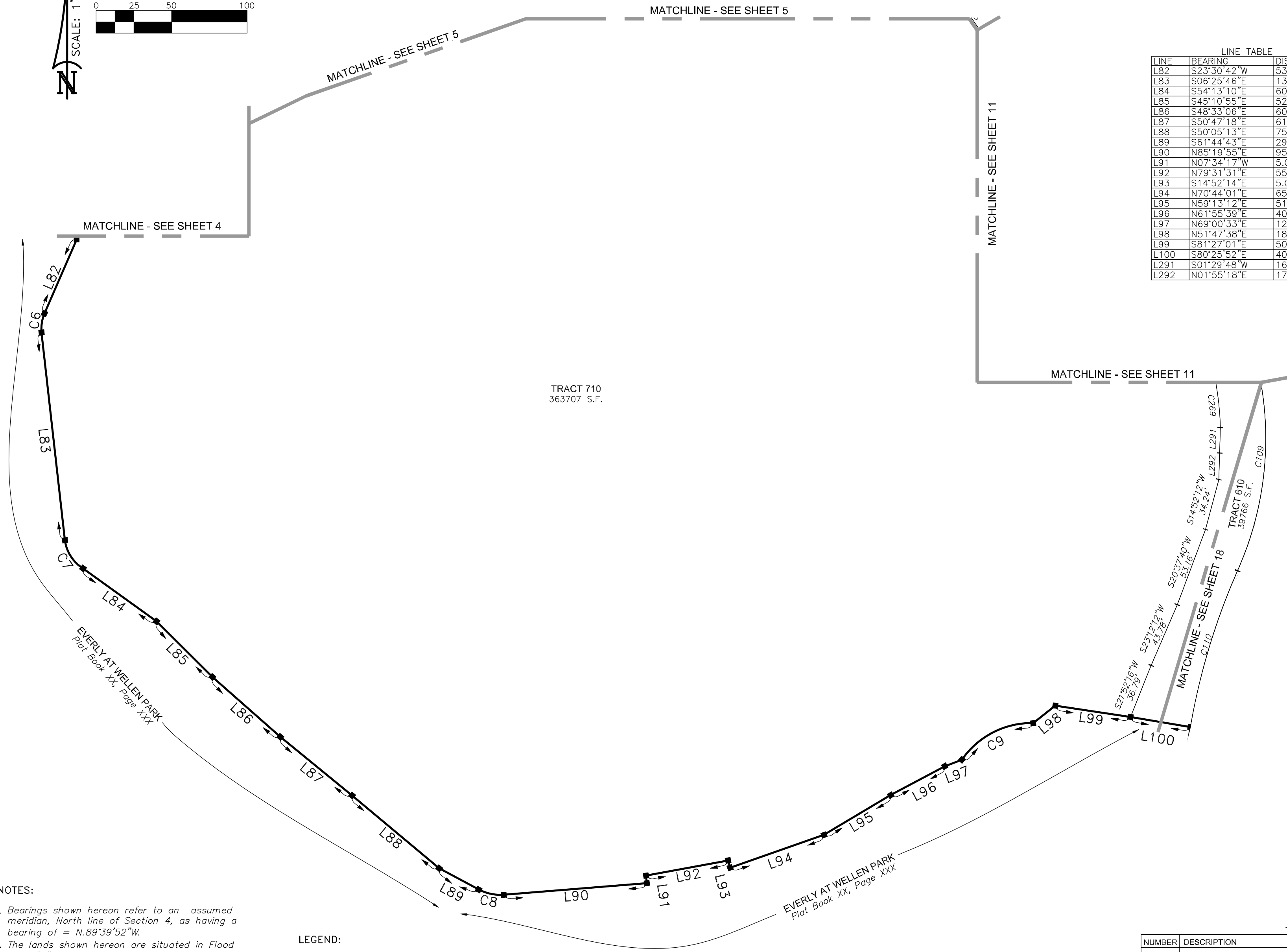
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	DISTANCE
L82	S23°30'42"W	53.47'
L83	S06°25'46"E	138.40'
L84	S54°13'10"E	60.03'
L85	S45°10'55"E	52.13'
L86	S48°33'06"E	60.00'
L87	S50°47'18"E	61.36'
L88	S50°05'13"E	75.11'
L89	S61°44'43"E	29.67'
L90	N85°19'55"E	95.12'
L91	N07°34'17"W	5.01'
L92	N79°31'31"E	55.30'
L93	S14°52'14"E	5.01'
L94	N70°44'01"E	65.83'
L95	N59°13'12"E	51.44'
L96	N61°55'39"E	40.56'
L97	N69°00'33"E	12.12'
L98	N51°47'38"E	18.64'
L99	S81°27'01"E	50.29'
L100	S80°25'52"E	40.27'
L291	S01°29'48"W	16.88'
L292	N01°55'18"E	17.54'



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**LEGEND:**

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
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- CXX Curve number See Curve Table This Sheet

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	25.00'	29°30'32"	S08°45'26"W	12.73'	12.88'
C7	25.00'	52°34'04"	S32°42'49"E	22.14'	22.94'
C8	30.00'	32°55'22"	S78°12'24"E	17.00'	17.24'
C9	56.29'	56°17'53"	N62°51'03"E	53.12'	55.31'
C109	215.00'	56°53'32"	S04°26'16"E	204.82'	213.49'
C110	430.00'	76°45'04"	S14°22'02"E	533.90'	576.01'
C269	194.06'	29°43'36"	S16°23'55"E	99.56'	100.68'

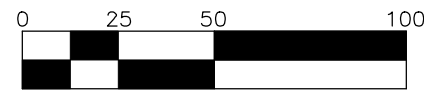
TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
610	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
710	Preservation Area; Drainage Easement	West Villages Improvement District

**BRITT SURVEYING, INC.**  
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# LAKESPUR AT WELLEN PARK

## A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C37	230.00'	87°12'21"	S76°29'12"E	317.24'	350.07'
C38	405.00'	56°53'32"	S04°26'16"E	385.83'	402.15'
C79	345.00'	56°53'32"	N04°26'16"W	328.67'	342.57'
C80	170.00'	87°12'21"	N76°29'12"W	234.48'	258.74'
C94	535.00'	56°53'32"	S04°26'16"E	509.67'	531.23'
C109	215.00'	56°53'32"	S04°26'16"E	204.82'	213.49'
C137	15.00'	90°00'00"	S77°53'02"E	21.21'	23.56'
C176	545.00'	56°53'32"	N04°26'16"W	519.20'	541.16'
C177	40.00'	84°45'44"	N09°29'50"E	53.92'	59.18'
C178	100.00'	90°19'58"	S82°57'19"E	141.83'	157.66'
C179	270.00'	60°45'17"	S68°09'59"E	273.07'	286.30'
C269	194.06'	29°43'36"	S16°23'55"E	99.56'	100.68'
C280	200.00'	87°12'21"	S76°29'12"E	275.86'	304.41'
C281	375.00'	56°53'32"	S04°26'16"E	357.25'	372.36'
C322	215.00'	9°47'39"	N.27°59'13"W	36.71'	36.75'
C323	345.00'	9°47'39"	S.27°59'13"E	58.90'	58.97'
C324	345.00'	12°50'08"	S.16°40'19"E	77.13'	77.29'
C325	215.00'	12°50'08"	N.16°40'19"W	48.06'	48.17'
C378	230.00'	13°18'52"	N.51°37'28"W	53.33'	53.45'
C379	230.00'	12°05'00"	N.38°55'32"W	48.42'	48.51'
C380	405.00'	1°36'07"	N.32°04'59"W	11.32'	11.32'
C381	535.00'	1°36'07"	S.32°04'59"E	14.96'	14.96'
C382	405.00'	6°47'06"	N.27°53'22"W	47.93'	47.96'
C383	535.00'	6°47'06"	S.27°53'22"E	63.32'	63.36'
C384	535.00'	6°47'06"	S.21°06'16"E	63.32'	63.36'
C385	405.00'	6°47'06"	N.21°06'16"W	47.93'	47.96'
C386	535.00'	6°47'06"	S.14°19'09"E	63.32'	63.36'
C387	405.00'	6°47'06"	N.14°19'09"W	47.93'	47.96'

**LEGEND:**

- Match Line
- Bench Mark
- Official Records Instrument
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LINE TABLE		
LINE	BEARING	DISTANCE
L196	S12°04'22"W	21.86'
L197	S12°04'22"W	19.49'
L198	S87°56'46"E	11.76'
L208	N87°56'46"W	23.27'
L209	N32°53'02"W	22.29'
L287	S55°26'52"E	13.89'
L288	N89°26'38"E	16.14'
L289	S14°07'23"W	7.30'
L290	S66°58'47"E	14.65'
L293	S32°53'02"E	15.00'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
514	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
610 612	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
710 711	Preservation Area; Drainage Easement	West Villages Improvement District
802	Amenity Area	Lakespur Home Owners Association, Inc.

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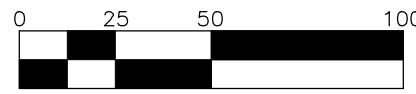
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A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 12 OF 33

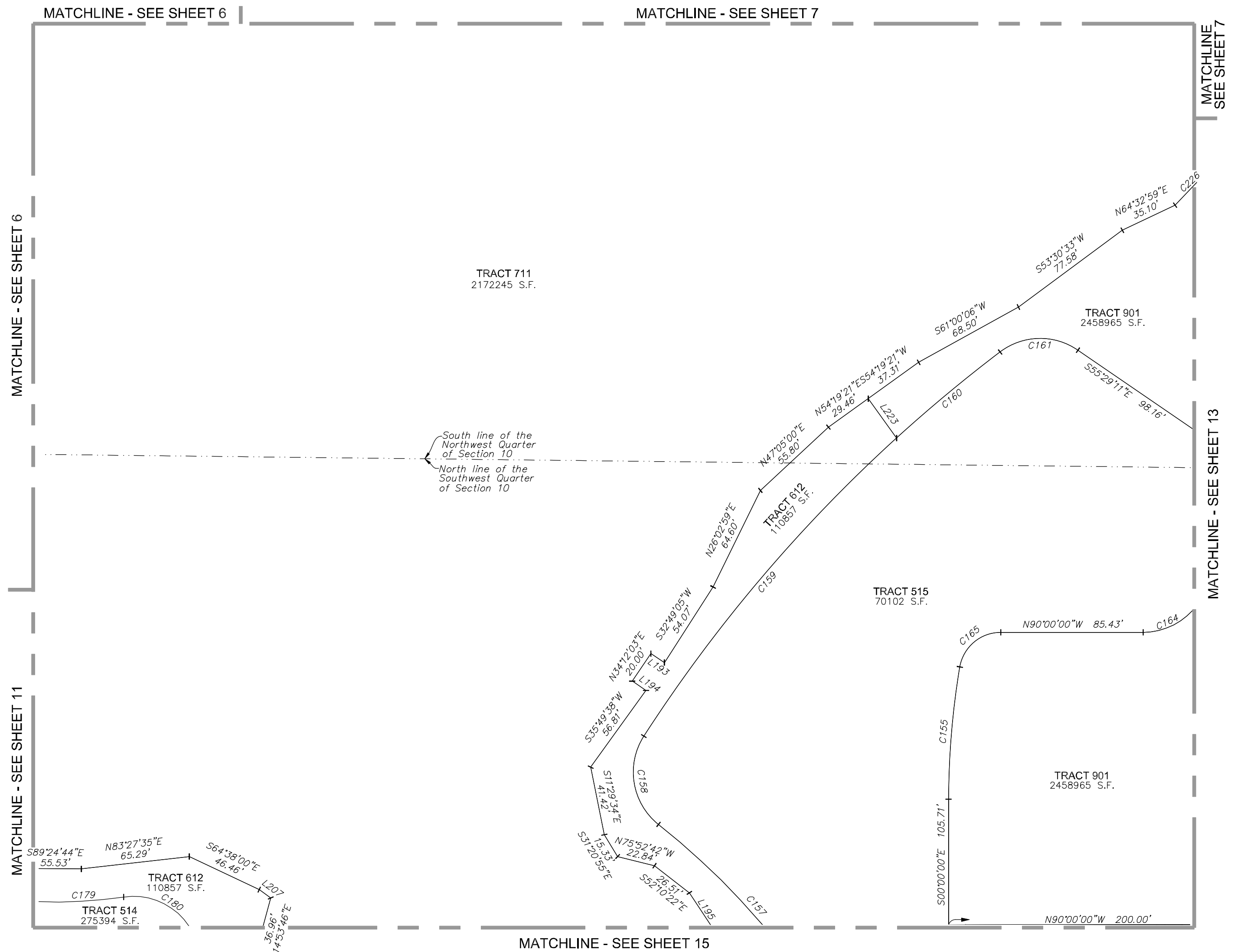


**LEGEND:**

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- Bench Mark
- Official Records Instrument
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CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C155	470.00'	9°44'19"	S04°52'09"W	79.79'	79.89'
C157	444.00'	19°29'33"	N41°54'09"W	150.32'	151.05'
C158	40.00'	84°30'54"	N09°23'28"W	53.80'	59.00'
C159	908.00'	14°51'16"	N40°17'36"E	234.75'	235.41'
C160	908.00'	5°05'57"	N50°16'13"E	80.78'	80.81'
C161	40.00'	71°41'38"	N88°40'00"E	46.85'	50.05'
C164	40.00'	68°20'15"	S55°49'53"W	44.93'	47.71'
C165	25.00'	80°15'41"	S49°52'09"W	32.23'	35.02'
C179	270.00'	60°45'17"	S68°09'59"E	273.07'	286.30'
C180	40.00'	122°18'20"	S37°23'28"E	70.07'	85.39'
C226	807.57'	6°50'25"	N46°28'30"E	96.35'	96.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L193	S55°47'57"E	9.76'
L194	S55°47'57"E	10.00'
L195	S33°16'01"E	39.74'
L207	S53°41'47"E	8.53'
L223	S35°40'39"E	29.15'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
514 515	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
612	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
711	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP



**BRITT SURVEYING, INC.**

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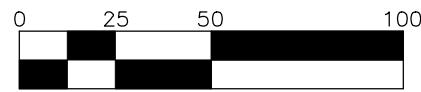
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 13 OF 33



**LEGEND:**

- Match Line
- Bench Mark
- Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- A8.23' Arc length of Segment

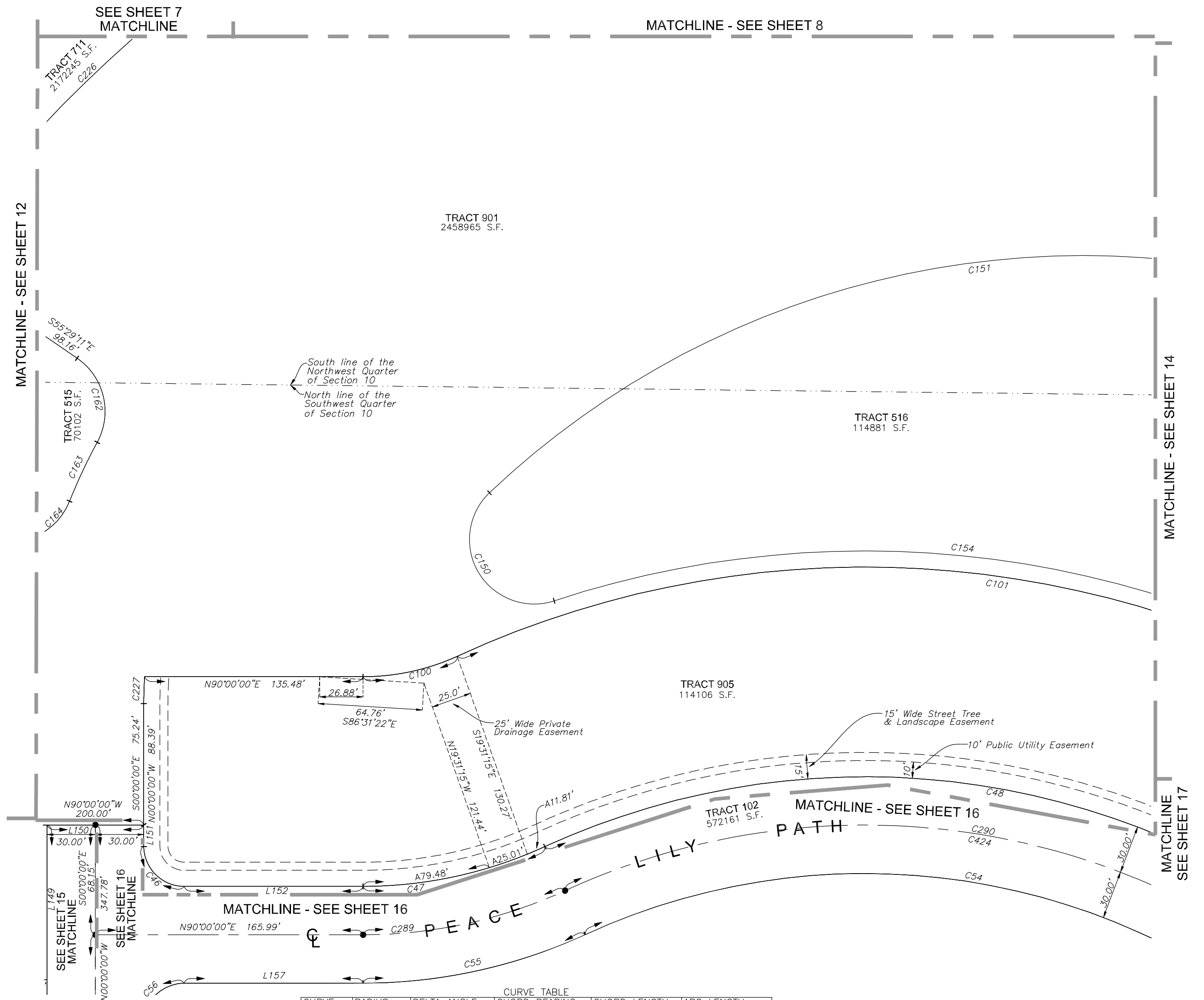
**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE TABLE		
LINE	BEARING	DISTANCE
L149	N0°00'00"W	347.78'
L150	N90°00'00"E	60.00'
L151	S00°00'00"E	13.15'
L152	N90°00'00"E	110.99'
L157	N90°00'00"W	110.99'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
515 516	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
711	Preservation Area; Drainage Easement	West Villages Improvement District
901 905	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	
C46	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'	
C47	270.00'	24°40'52"	N77°39'34"E	115.41'	116.31'	
C48	475.00'	66°30'26"	S81°25'39"E	520.93'	551.37'	
C54	415.00'	106°36'31"	N61°22'37"W	665.51'	772.18'	
C55	330.00'	24°40'52"	S77°39'34"W	141.06'	142.15'	
C56	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'	
C100	140.00'	24°40'52"	N77°39'34"E	59.84'	60.31'	
C101	605.00'	65°14'36"	S82°03'34"E	652.30'	688.92'	
C150	40.00'	154°43'31"	N30°53'14"W	78.06'	108.02'	
C151	535.00'	73°08'03"	S83°02'33"W	637.47'	682.89'	
C154	615.00'	47°41'29"	N84°24'15"W	497.26'	511.91'	
C162	40.00'	83°57'28"	S13°30'27"E	53.51'	58.61'	
C163	340.00'	6°48'32"	S25°04'01"W	40.38'	40.40'	
C164	40.00'	68°20'15"	S55°49'53"W	44.93'	47.71'	
C226	807.57'	6°50'25"	N46°28'30"E	96.35'	96.41'	
C227	270.00'	3°31'35"	S01°45'48"W	16.62'	16.62'	
C289	300.00'	24°40'52"	N77°39'34"E	128.23'	129.23'	
C290	445.00'	106°36'31"	S61°22'37"E	713.62'	828.00'	
C424	445.00'	72°49'21"	N78°16'11"W	528.28'	565.59'	

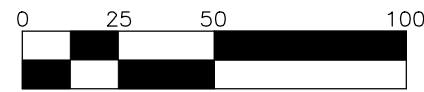


**BRITT SURVEYING, INC.**  
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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



**LEGEND:**

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

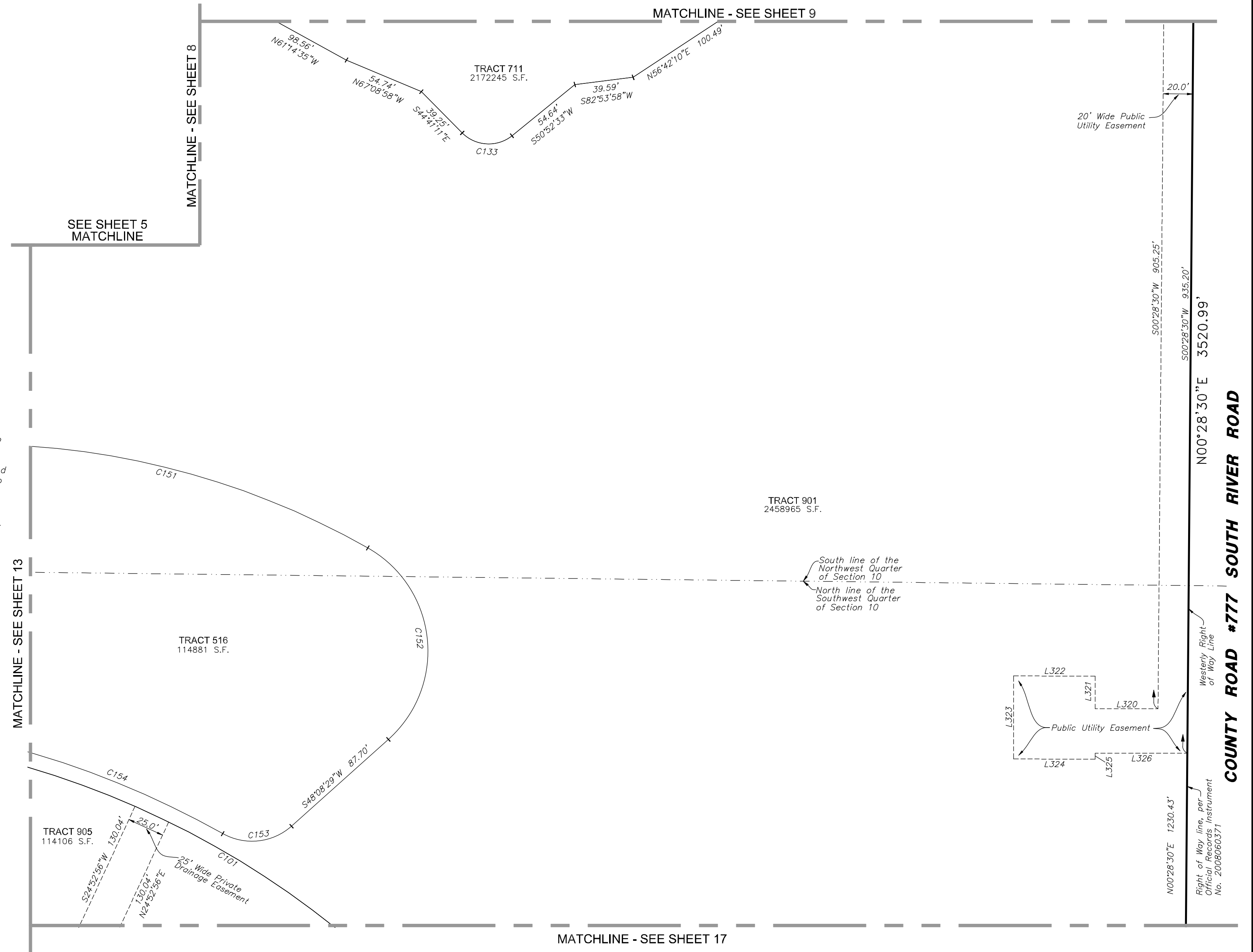
**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE	BEARING	DISTANCE
L320	S89°59'58"E	42.33'
L321	N00°04'04"E	21.96'
L322	N89°55'56"W	55.00'
L323	S00°04'04"W	56.00'
L324	S89°55'56"E	55.00'
L325	S00°04'04"W	4.00'
L326	N89°55'56"W	62.12'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C101	605.00'	65°14'36"	S82°03'34"E	652.30'	688.92'
C133	25.00'	84°26'16"	N86°54'19"W	33.60'	36.84'
C151	535.00'	73°08'03"	S83°02'33"W	637.47'	682.89'
C152	80.00'	108°31'55"	S06°07'28"E	129.88'	151.54'
C153	40.00'	71°18'01"	N83°47'30"E	46.63'	49.78'
C154	615.00'	47°41'29"	N84°24'15"W	497.26'	511.91'

NUMBER	DESCRIPTION	OWNERSHIP
516	Stormwater Tract: Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
711	Preservation Area; Drainage Easement	West Villages Improvement District
901 905	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP



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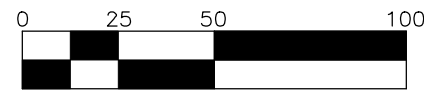
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 15 OF 33



**LEGEND:**

- Match Line
- Bench Mark
- Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- Line number See Line Table This Sheet
- Curve number See Curve Table This Sheet
- Arc length of Segment

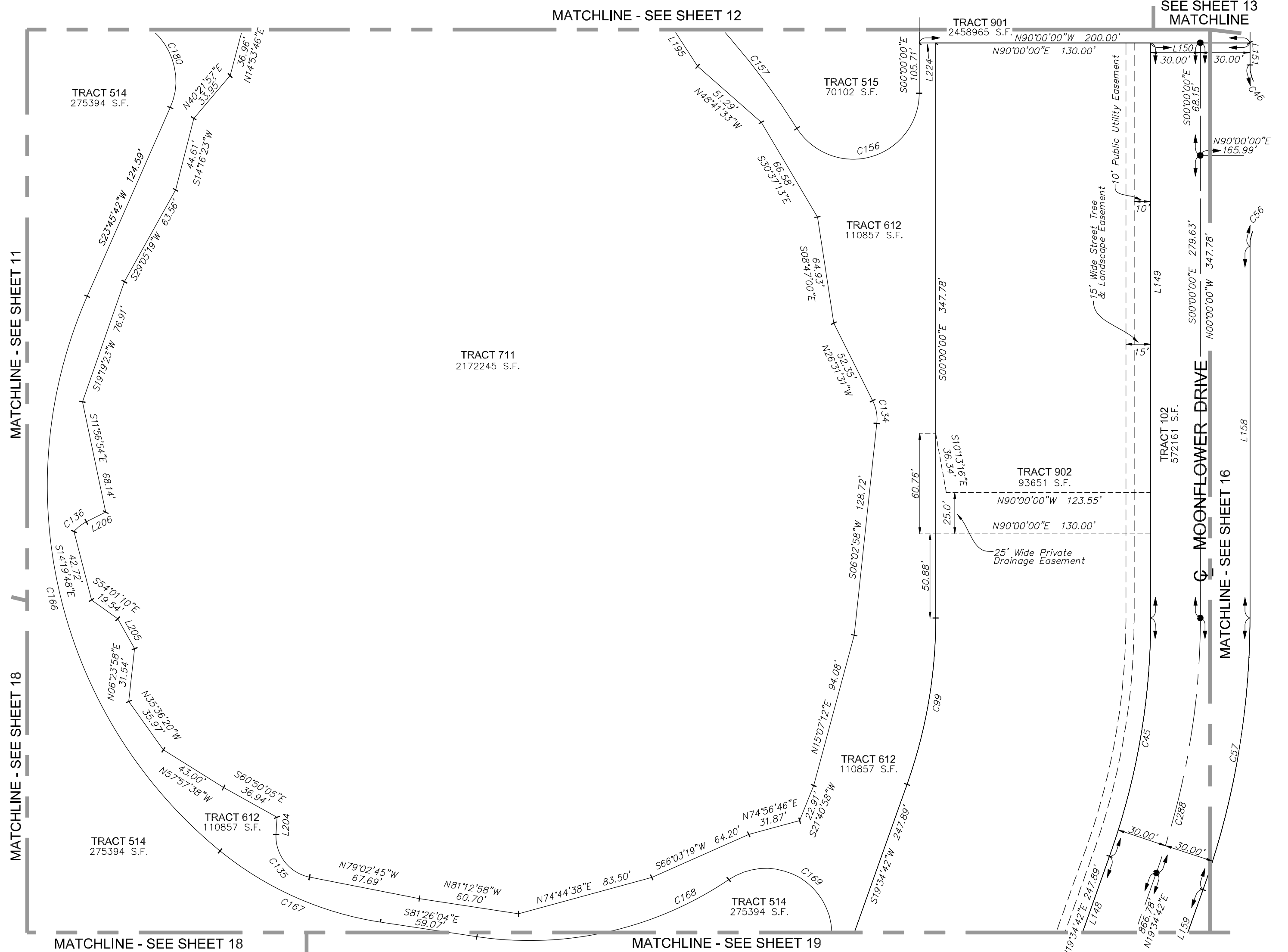
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3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE	BEARING	DISTANCE
L148	N19°34'42"E	377.89'
L149	N00°00'00"W	347.78'
L150	N90°00'00"E	60.00'
L151	S00°00'00"E	13.15'
L158	S00°00'00"E	224.63'
L159	S19°34'42"W	377.89'
L195	S33°16'01"E	39.74'
L204	S03°02'35"W	10.37'
L205	N29°43'49"W	20.69'
L206	S63°04'26"W	13.07'
L224	N90°00'00"W	10.00'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C45	430.00'	19°34'42"	N09°47'21"E	146.22'	146.93'
C46	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C56	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C57	490.00'	19°34'42"	S08°47'21"W	166.62'	167.44'
C99	300.00'	19°34'42"	S08°47'21"W	102.01'	102.51'
C134	25.00'	32°34'26"	S10°14'17"E	14.02'	14.21'
C135	25.00'	82°05'20"	S38°00'05"W	32.83'	35.82'
C136	25.00'	21°51'43"	N52°08'34"E	9.48'	9.54'
C156	40.00'	147°50'37"	S73°55'19"W	76.87'	103.21'
C157	444.00'	19°29'33"	N41°54'09"W	150.32'	151.05'
C166	285.00'	74°27'03"	S13°27'49"E	344.82'	370.33'
C167	200.00'	30°44'44"	S66°03'42"E	106.04'	107.32'
C168	215.00'	42°36'19"	N77°15'46"E	156.22'	159.87'
C169	40.00'	143°37'06"	S52°13'51"E	76.00'	100.26'
C180	40.00'	122°18'20"	S37°23'28"E	70.07'	85.39'
C288	460.00'	19°34'42"	N09°47'21"E	156.42'	157.19'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
514 515	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
612	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
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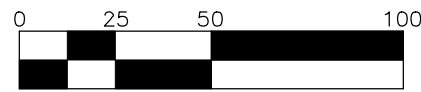
# LAKESPUR AT WELLEN PARK

## A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 16 OF 33



### LEGEND:

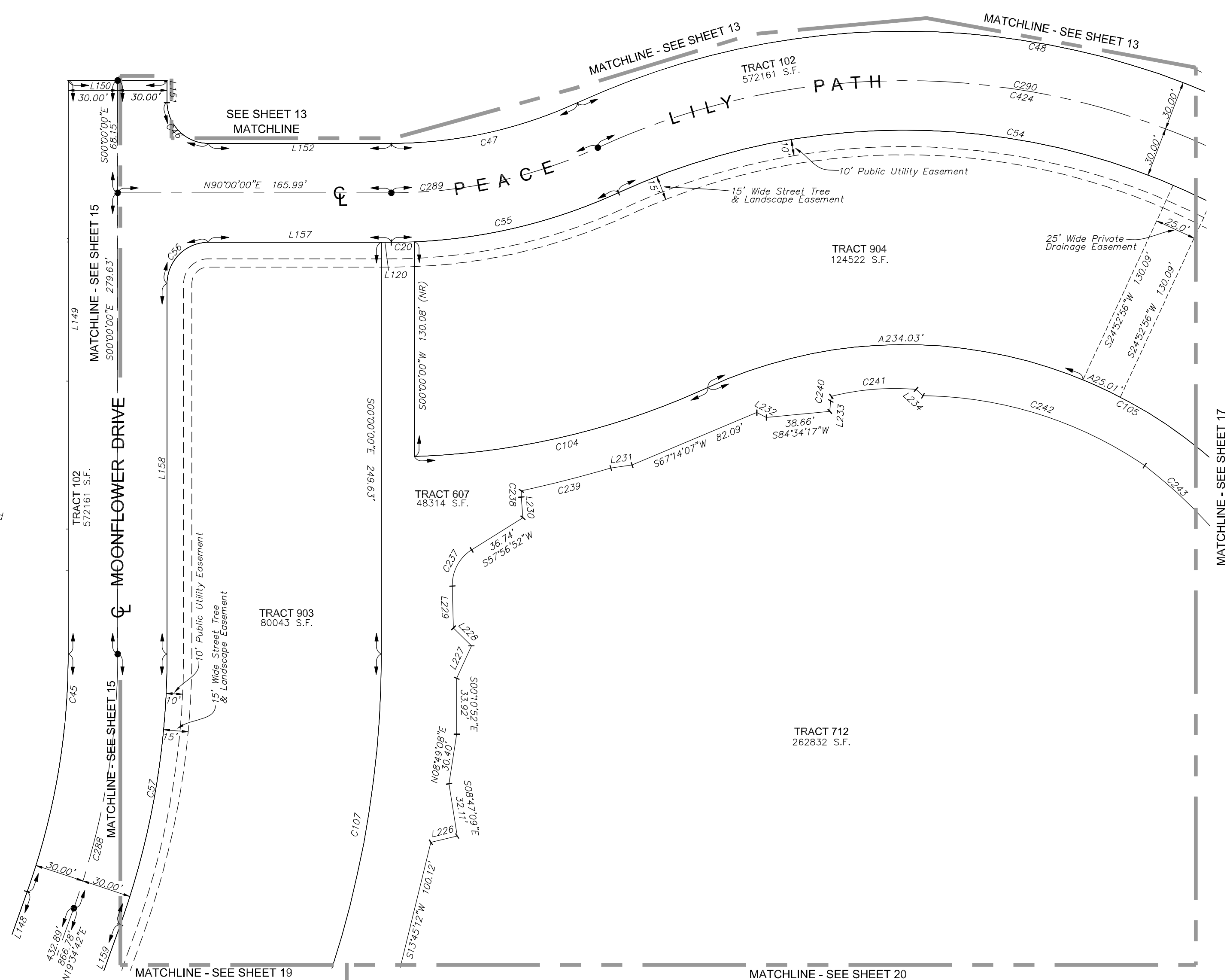
- Match Line
- Bench Mark
- ORI Official Records Instrument
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- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- A8.23' Arc length of Segment

### NOTES:

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
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LINE	BEARING	DISTANCE
L120	N90°00'00"E	5.99'
L148	N19°34'42"E	377.89'
L149	N00°00'00"W	347.78'
L150	N90°00'00"E	60.00'
L151	S00°00'00"E	13.15'
L152	N90°00'00"E	110.99'
L157	N90°00'00"W	110.99'
L158	S00°00'00"E	224.63'
L159	S19°34'42"W	377.89'
L226	S76°40'04"W	16.43'
L227	S24°38'59"W	21.62'
L228	N45°00'50"W	15.42'
L229	N01°38'16"W	25.39'
L230	S04°32'59"E	12.60'
L231	N81°59'02"E	13.04'
L232	N63°07'32"W	6.52'
L233	S04°42'20"W	6.38'
L234	N46°45'40"W	5.71'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C20	330.00'	2°25'57"	N88°47'02"E	14.01'	14.01'
C45	430.00'	19°34'42"	N09°47'21"E	146.22'	146.93'
C46	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C47	270.00'	24°40'52"	N77°39'34"E	115.41'	116.31'
C48	475.00'	66°30'26"	S81°25'39"E	520.93'	551.37'
C54	415.00'	106°36'31"	N61°22'37"W	665.51'	772.18'
C55	330.00'	24°40'52"	S77°39'34"W	141.06'	142.15'
C56	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C57	490.00'	19°34'42"	S09°47'21"W	166.62'	167.44'
C104	460.00'	22°56'11"	N76°47'14"E	182.92'	184.14'
C105	285.00'	106°36'31"	S61°22'37"E	457.04'	530.29'
C107	620.00'	19°34'42"	S09°47'21"W	210.83'	211.86'
C237	25.00'	59°35'08"	N28°09'18"E	24.84'	26.00'
C238	25.00'	8°40'14"	N00°12'52"W	3.78'	3.78'
C239	711.72'	4°30'37"	S75°41'44"W	56.01'	56.03'
C240	25.00'	6°24'21"	S07°54'30"W	2.79'	2.80'
C241	159.71'	18°34'43"	S85°16'28"W	51.56'	51.79'
C242	244.26'	33°33'36"	S72°31'44"E	141.04'	143.07'
C243	306.59'	23°43'01"	S40°29'44"E	126.00'	126.91'
C288	460.00'	19°34'42"	N09°47'21"E	156.42'	157.19'
C289	300.00'	24°40'52"	N77°39'34"E	128.23'	129.23'
C290	445.00'	106°36'31"	S61°22'37"E	713.62'	828.00'
C424	445.00'	72°49'21"	N78°16'11"W	528.28'	565.59'



NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
607	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
712	Preservation Area; Drainage Easement	West Villages Improvement District
903 904	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

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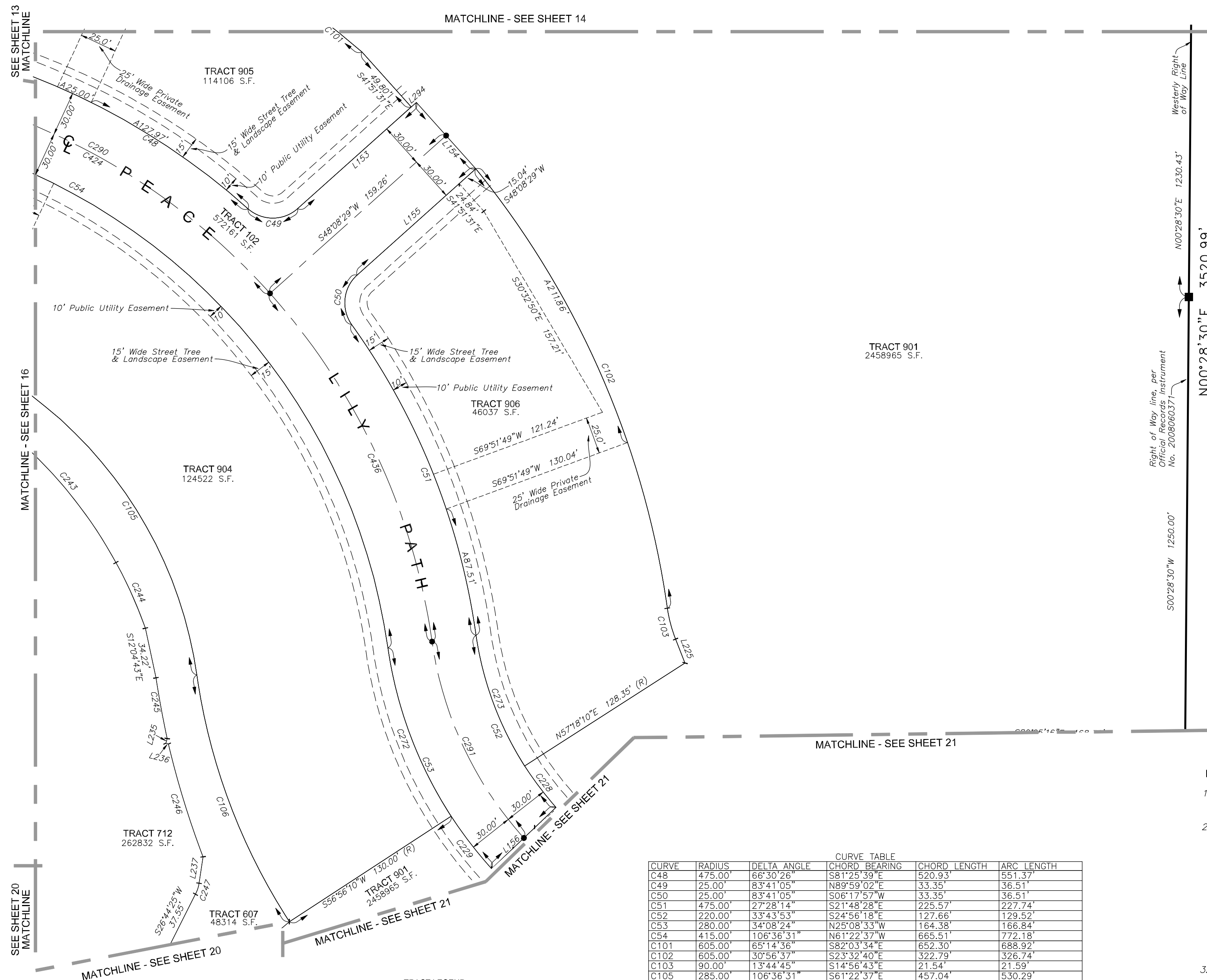
# LAKESPUR AT WELLEN PARK

## A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

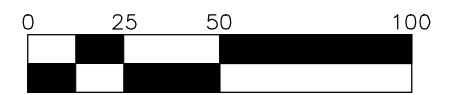
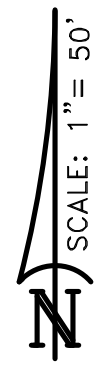
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 17 OF 33



### LEGEND:

- +—+—+— Match Line
- Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
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- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- A8.23' Arc length of Segment



**COUNTY ROAD #777 SOUTH RIVER ROAD**  
 N00°28'30"E 3520.99'  
 N00°28'30"E 1230.43'  
 S00°28'30"W 1250.00'  
 Right of Way line, per Official Records Instrument No. 2008060371

### NOTES:

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE	BEARING	DISTANCE
L153	N48°08'29"E	107.29'
L154	S41°51'31"E	60.00'
L155	S48°08'29"W	107.29'
L156	S46°17'23"W	60.03'
L225	N21°49'06"W	17.30'
L235	S15°29'06"W	3.32'
L236	N75°12'34"W	1.78'
L237	S08°45'17"W	17.96'
L294	N48°08'29"E	4.54'

NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
607	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
712	Preservation Area; Drainage Easement	West Villages Improvement District
901 905 904 906	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C48	475.00'	66°30'26"	S81°25'39"E	520.93'	551.37'
C49	25.00'	83°41'05"	N89°59'02"E	33.35'	36.51'
C50	25.00'	83°41'05"	S06°17'57"W	33.35'	36.51'
C51	475.00'	27°28'14"	S21°48'28"E	225.57'	227.74'
C52	220.00'	33°43'53"	S24°56'18"E	127.66'	129.52'
C53	280.00'	34°08'24"	N25°08'33"W	164.38'	166.84'
C54	415.00'	106°36'31"	N61°22'37"W	665.51'	772.18'
C101	605.00'	65°14'36"	S82°03'34"E	652.30'	688.92'
C102	605.00'	30°56'37"	S23°32'40"E	322.79'	326.74'
C103	90.00'	13°44'45"	S14°56'43"E	21.54'	21.59'
C105	285.00'	106°36'31"	S61°22'37"E	457.04'	530.29'
C106	410.00'	24°59'29"	S20°34'06"E	177.42'	178.83'
C228	220.00'	9°06'24"	N37°15'02"W	34.93'	34.97'
C229	280.00'	9°08'55"	N37°38'17"W	44.66'	44.71'
C243	306.59'	23°43'01"	S40°29'44"E	126.00'	126.91'
C244	306.59'	9°03'36"	N24°06'25"W	48.43'	48.48'
C245	559.80'	4°15'08"	S10°29'17"E	41.54'	41.55'
C246	559.80'	8°08'37"	N17°04'11"W	79.50'	79.57'
C247	25.00'	17°59'11"	S17°44'49"W	7.82'	7.85'
C272	280.00'	24°59'29"	N20°34'06"W	121.16'	122.13'
C273	220.00'	24°37'29"	N20°23'06"W	93.83'	94.55'
C290	445.00'	106°36'31"	S61°22'37"E	713.62'	828.00'
C291	250.00'	33°57'37"	S25°03'10"E	146.02'	148.18'
C424	445.00'	72°49'21"	N78°16'11"W	528.28'	565.59'
C436	445.00'	33°47'09"	N24°57'56"W	258.62'	262.41'

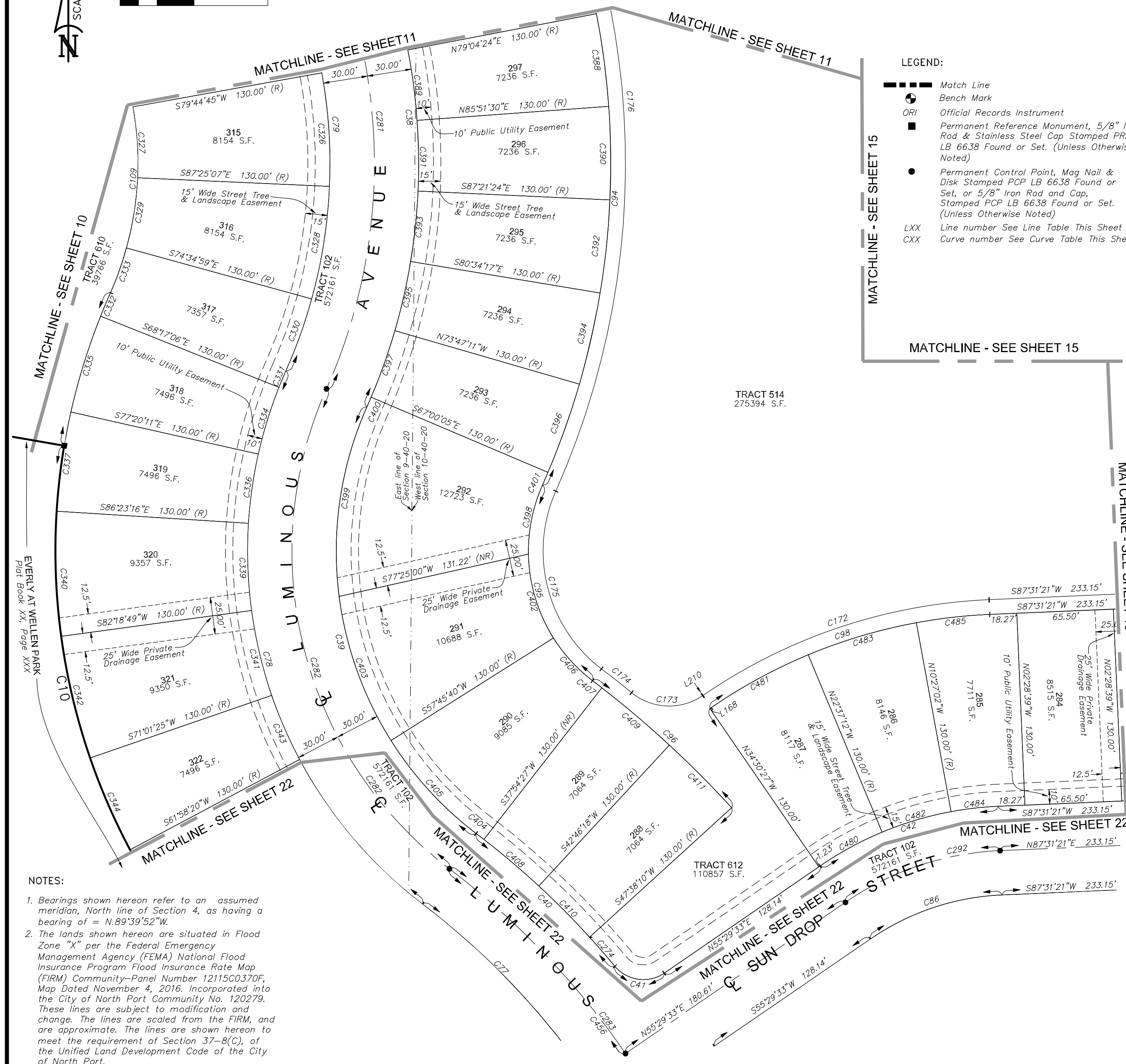
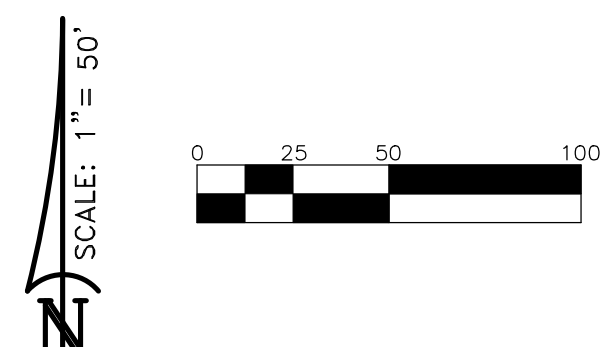
**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
 Telephone: (941) 493-1396  
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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



- LEGEND:**
- Match Line
  - Bench Mark
  - Official Records Instrument
  - Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
  - Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
  - LXX Line number See Line Table This Sheet
  - CXX Curve number See Curve Table This Sheet

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	430.00'	60°23'30"	S20°37'37"E	432.54'	453.23'
C38	405.00'	56°53'32"	S04°26'16"E	385.83'	402.15'
C39	240.00'	76°45'04"	S14°22'02"E	297.99'	321.49'
C40	575.00'	12°58'33"	S46°15'17"E	129.94'	130.22'
C41	25.00'	84°44'26"	S82°08'14"E	33.70'	36.98'
C42	230.00'	32°01'48"	N71°30'27"E	126.91'	128.58'
C77	515.00'	74°02'43"	N15°43'12"W	620.19'	665.55'
C78	300.00'	76°45'04"	N14°22'02"W	372.49'	401.87'
C79	345.00'	56°53'32"	N04°26'16"W	328.67'	342.57'
C86	170.00'	32°01'48"	N71°30'27"E	93.80'	95.04'
C94	535.00'	56°53'32"	S04°26'16"E	509.67'	531.23'
C95	110.00'	76°45'04"	S14°22'02"E	136.58'	147.35'
C96	705.00'	10°22'44"	S47°33'12"E	127.53'	127.71'
C98	360.00'	32°01'48"	S71°30'27"W	198.64'	201.25'
C109	215.00'	56°53'32"	S04°26'16"E	204.82'	213.49'
C110	430.00'	14°26'22"	S16°47'19"W	108.08'	108.37'
C172	370.00'	32°01'48"	S71°30'27"W	204.16'	206.84'
C173	40.00'	73°51'02"	N87°34'56"W	48.06'	51.56'
C174	715.00'	2°05'09"	N51°41'59"W	26.03'	26.03'
C175	100.00'	76°45'04"	N14°22'02"W	124.16'	133.96'
C176	545.00'	56°53'32"	N04°26'16"W	519.20'	541.16'
C274	575.00'	2°35'49"	S41°03'55"E	26.06'	26.06'
C281	375.00'	56°53'32"	S04°26'16"E	357.25'	372.36'
C282	270.00'	76°45'04"	S14°22'02"E	335.24'	361.68'
C283	545.00'	74°02'43"	S15°43'12"E	656.32'	704.32'
C292	200.00'	32°01'48"	N71°30'27"E	110.36'	111.81'
C326	345.00'	12°50'08"	S.03°50'11"E.	77.13'	77.29'
C327	215.00'	12°50'08"	N.03°50'11"W.	48.06'	48.17'
C328	345.00'	12°50'08"	S.08°59'57"W.	77.13'	77.29'
C329	215.00'	12°50'08"	N.08°59'57"E.	48.06'	48.17'
C330	345.00'	8°35'29"	S.19°42'46"W.	51.68'	51.73'
C331	300.00'	2°17'36"	S.22°51'42"W.	12.01'	12.01'
C332	430.00'	2°17'36"	N.22°51'42"E.	17.21'	17.21'
C333	215.00'	8°35'29"	N.19°42'46"E.	32.21'	32.24'
C334	300.00'	9°03'05"	S.17°11'21"W.	47.34'	47.39'
C335	430.00'	9°03'05"	N.17°11'21"E.	67.86'	67.93'
C336	300.00'	9°03'05"	S.08°08'16"W.	47.34'	47.39'
C337	430.00'	9°03'05"	S08°08'16"W	67.86'	67.93'
C339	300.00'	11°17'54"	S.02°02'14"E.	59.06'	59.16'
C340	430.00'	11°17'54"	N.02°02'14"W.	84.66'	84.79'
C341	300.00'	11°17'24"	S.13°19'53"E.	59.02'	59.11'
C342	430.00'	11°17'24"	N.13°19'53"W.	84.59'	84.73'
C343	300.00'	9°03'05"	S.23°30'08"E.	47.34'	47.39'
C344	430.00'	9°03'05"	N.23°30'08"W.	67.86'	67.93'
C388	535.00'	6°47'06"	S.07°32'03"E.	63.32'	63.36'
C389	405.00'	6°47'06"	N.07°32'03"W.	47.93'	47.96'
C390	535.00'	6°47'06"	S.00°44'57"E.	63.32'	63.36'
C391	405.00'	6°47'06"	N.00°44'57"W.	47.93'	47.96'
C392	535.00'	6°47'06"	S.06°02'10"W.	63.32'	63.36'
C393	405.00'	6°47'06"	N.06°02'10"E.	47.93'	47.96'
C394	535.00'	6°47'06"	S.12°49'16"W.	63.32'	63.36'
C395	405.00'	6°47'06"	N.12°49'16"E.	47.93'	47.96'
C396	535.00'	6°47'06"	S.19°36'22"W.	63.32'	63.36'
C397	405.00'	6°47'06"	N.19°36'22"E.	47.93'	47.96'
C398	110.00'	24°59'48"	S.11°30'36"W.	47.61'	47.99'
C399	240.00'	31°18'21"	N.08°21'19"E.	129.51'	131.13'
C400	405.00'	1°00'34"	N.23°30'13"E.	7.14'	7.14'
C401	535.00'	1°00'34"	S.23°30'13"W.	9.43'	9.43'
C402	110.00'	31°15'03"	S.16°36'49"E.	59.26'	60.00'
C403	240.00'	24°56'29"	N.19°46'06"W.	103.65'	104.47'
C404	575.00'	0°39'00"	N.52°25'04"W.	6.52'	6.52'
C405	240.00'	20°30'14"	N.42°29'27"W.	85.43'	85.89'
C406	110.00'	20°30'14"	S.42°29'27"E.	39.15'	39.36'
C407	705.00'	0°39'00"	S.52°25'04"E.	8.00'	8.00'
C408	575.00'	4°51'52"	N.49°39'38"W.	48.80'	48.82'
C409	705.00'	4°51'52"	N.49°39'38"E.	59.84'	59.85'
C410	575.00'	4°51'52"	N.44°47'46"W.	48.80'	48.82'
C411	705.00'	4°51'52"	S.44°47'46"E.	59.84'	59.85'
C456	545.00'	18°14'07"	N43°37'30"W	172.72'	173.45'
C480	230.00'	11°53'15"	S.61°26'11"W.	47.63'	47.72'
C481	360.00'	11°53'15"	N.61°26'11"E.	74.56'	74.69'
C482	230.00'	12°10'10"	S.73°27'53"W.	48.76'	48.85'
C483	360.00'	12°10'10"	N.73°27'53"E.	76.32'	76.46'
C484	230.00'	7°58'23"	S.83°32'10"W.	31.98'	32.01'
C485	360.00'	7°58'23"	N.83°32'10"E.	50.06'	50.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L168	N55°29'33"E	1.23'
L210	S55°29'33"W	0.40'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
514	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
610	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.

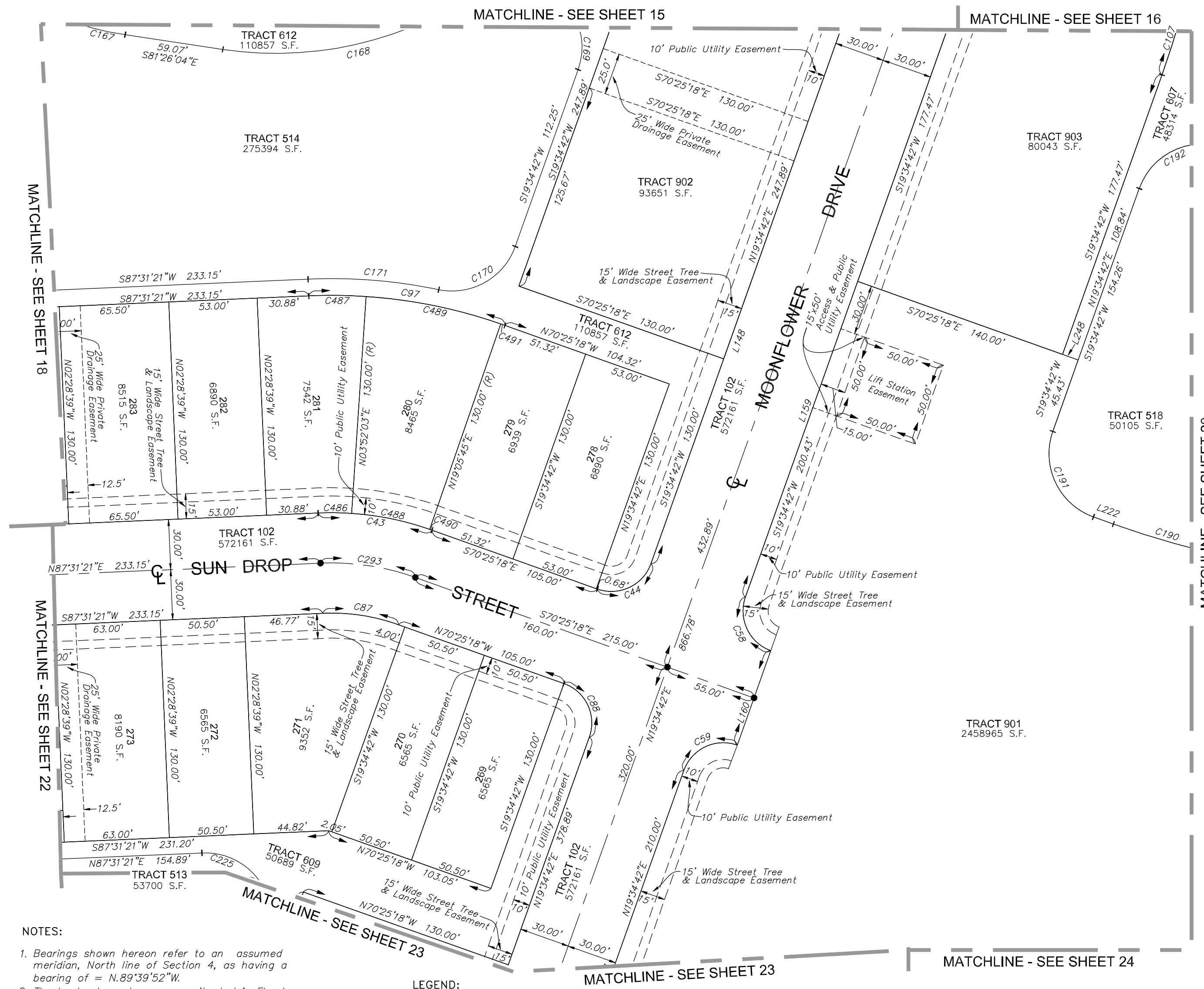
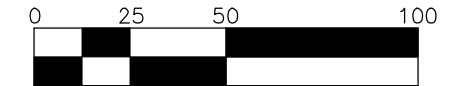
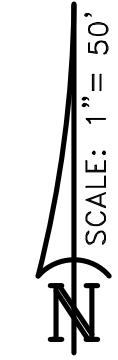
- NOTES:**
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  - The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-B(C), of the Unified Land Development Code of the City of North Port.
  - Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LINE TABLE

LINE	BEARING	DISTANCE
L148	N19°34'42"E	377.89'
L159	S19°34'42"W	377.89'
L160	S19°34'42"W	60.00'
L222	S70°25'18"E	12.71'
L248	S70°25'18"E	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C43	180.00'	22°03'21"	S81°26'58"E	68.86'	69.29'
C44	25.00'	90°00'00"	N64°34'42"E	35.36'	39.27'
C58	25.00'	90°00'00"	S25°25'18"E	35.36'	39.27'
C59	25.00'	90°00'00"	S64°34'42"W	35.36'	39.27'
C87	120.00'	22°03'21"	S81°26'58"E	45.91'	46.19'
C88	25.00'	90°00'00"	S25°25'18"E	35.36'	39.27'
C97	310.00'	22°03'21"	N81°26'58"W	118.60'	119.33'
C107	620.00'	19°34'42"	S09°47'21"W	210.83'	211.86'
C167	200.00'	30°44'44"	S66°03'42"E	106.04'	107.32'
C168	215.00'	42°36'19"	N77°15'46"E	156.22'	159.87'
C169	40.00'	143°37'06"	S52°13'51"E	76.00'	100.26'
C170	40.00'	82°00'59"	S60°35'12"W	52.49'	57.26'
C171	320.00'	14°04'20"	N85°26'29"W	78.40'	78.59'
C190	580.00'	25°59'30"	N83°25'03"W	260.86'	263.11'
C191	40.00'	90°00'00"	N25°25'18"W	56.57'	62.83'
C192	40.00'	83°24'06"	N61°16'45"E	53.22'	58.23'
C225	40.00'	112°03'21"	S36°26'58"E	66.34'	78.23'
C293	150.00'	22°03'21"	S81°26'58"E	57.39'	57.74'
C486	180.00'	6°20'42"	N.89°18'18"W	19.92'	19.93'
C487	310.00'	6°20'42"	S.89°18'18"E	34.31'	34.33'
C488	180.00'	15°13'41"	N.78°31'06"W	47.70'	47.84'
C489	310.00'	15°13'41"	S.78°31'06"E	82.15'	82.39'
C490	180.00'	0°28'58"	N.70°39'47"W	1.52'	1.52'
C491	310.00'	0°28'58"	S.70°39'47"E	2.61'	2.61'

TRACT LEGEND

NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
513 518 514	Stormwater Tract: Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
607 612 609	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
901 903 902	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

NOTES:

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- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LEGEND:

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

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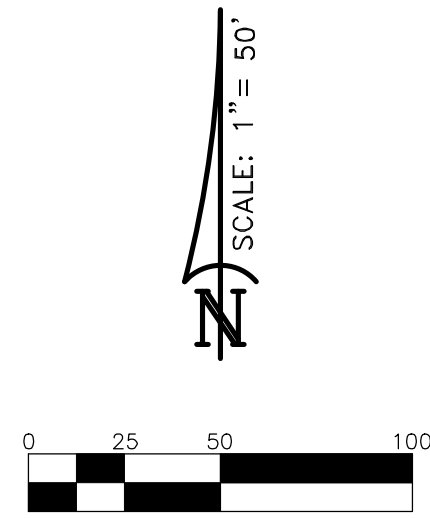
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 20 OF 33

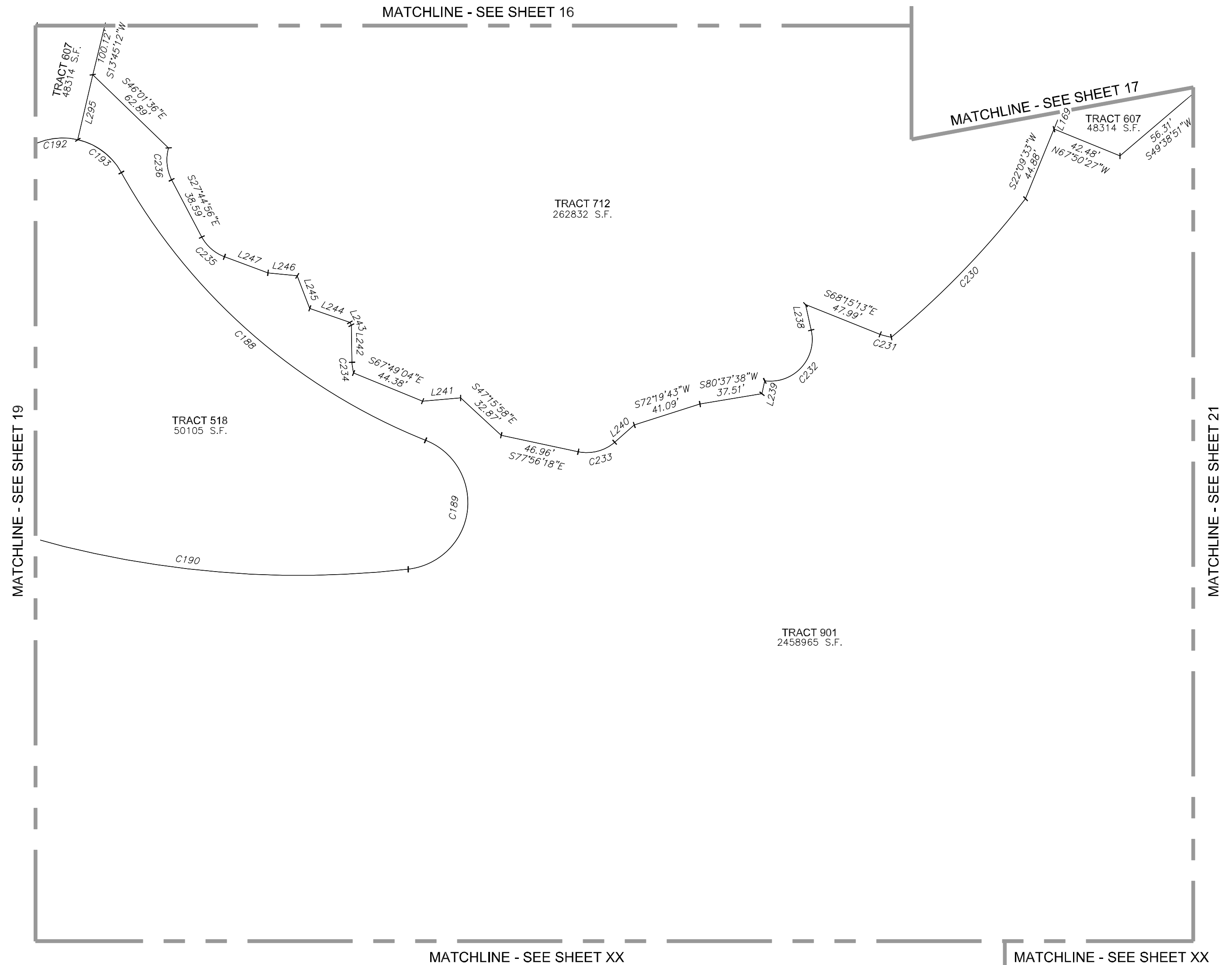


**NOTES:**

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- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
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**LEGEND:**

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- LXX Line number See Line Table This Sheet
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CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C188	360.00'	39°13'35"	S48°38'23"E	241.68'	246.47'
C189	40.00'	151°50'22"	S07°40'01"W	77.60'	106.00'
C190	580.00'	25°59'30"	N83°25'03"W	260.86'	263.11'
C192	40.00'	83°24'06"	N61°16'45"E	53.22'	58.23'
C193	40.00'	47°59'36"	S53°01'24"E	32.53'	33.51'
C230	515.99'	12°47'43"	S44°07'54"W	114.99'	115.23'
C231	25.00'	15°40'17"	N76°05'21"W	6.82'	6.84'
C232	25.00'	110°09'19"	S42°21'35"W	41.00'	48.06'
C233	25.00'	53°25'18"	S75°21'03"W	22.47'	23.31'
C234	25.00'	14°50'56"	N08°33'21"W	6.46'	6.48'
C235	25.00'	42°04'17"	N48°47'04"W	17.95'	18.36'
C236	25.00'	44°54'47"	N05°17'32"W	19.10'	19.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L169	N22°09'33"E	5.78'
L238	S12°43'04"E	15.60'
L239	N12°24'10"E	7.89'
L240	S48°38'24"W	15.58'
L241	N85°08'10"E	22.83'
L242	S01°07'53"E	22.17'
L243	N27°36'05"W	1.89'
L244	N70°45'19"W	25.31'
L245	N21°06'11"W	20.77'
L246	S84°10'26"E	17.53'
L247	N69°49'12"W	27.69'
L295	S12°58'49"W	39.81'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
518	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
607	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
712	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

**BRITT SURVEYING, INC.**  
 LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
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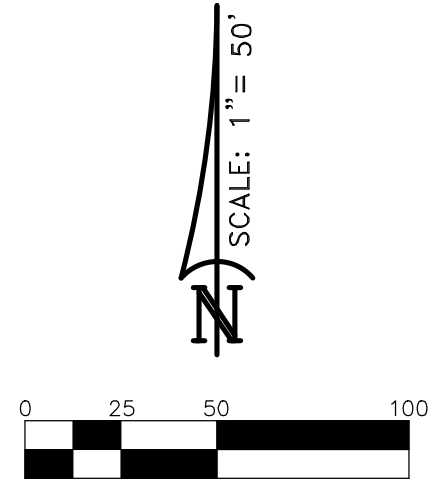
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 21 OF 33



**LEGEND:**

- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

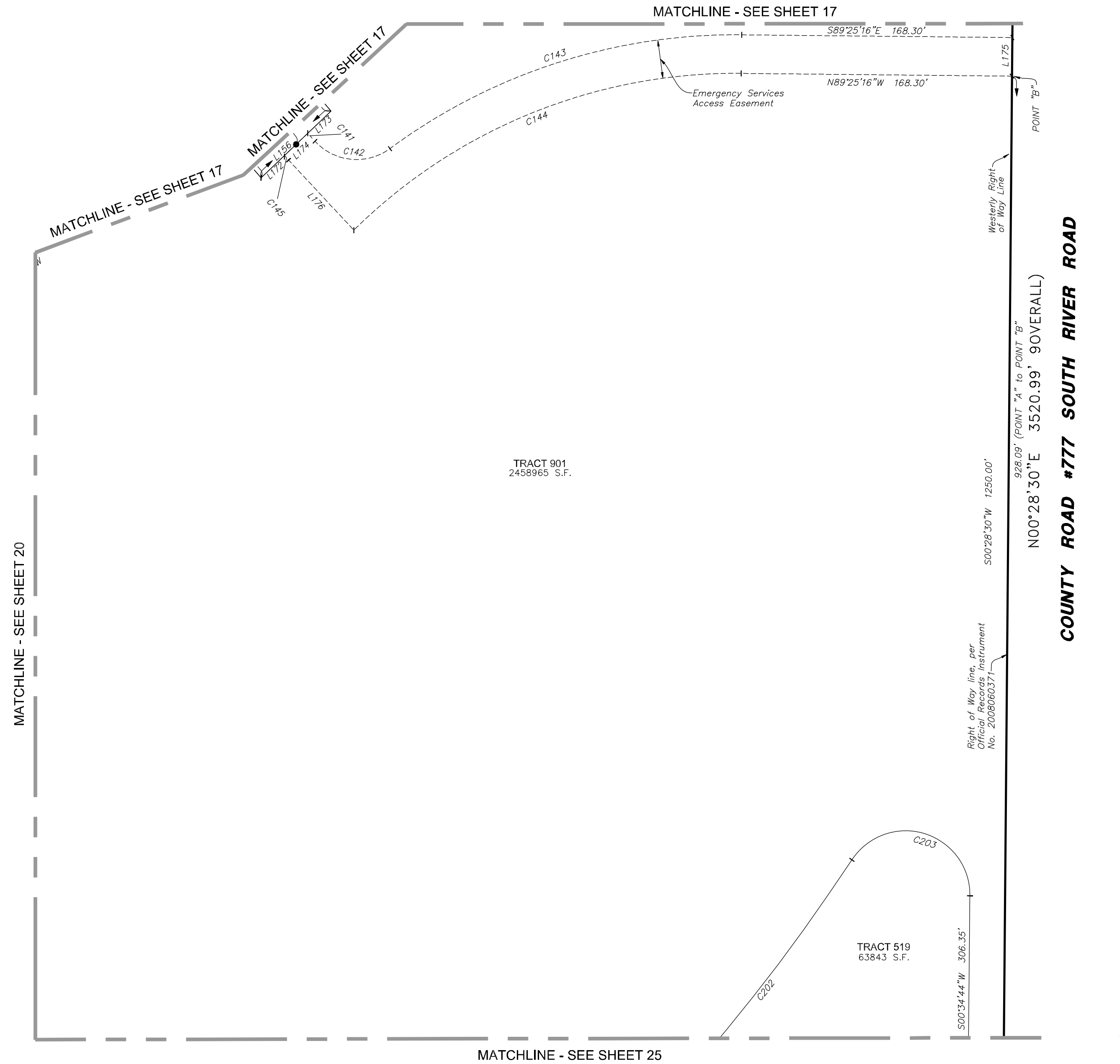
**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
519	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

LINE TABLE		
LINE	BEARING	DISTANCE
L156	S46°17'23"W	60.03'
L172	S46°17'23"W	20.01'
L173	S46°17'23"W	20.01'
L174	S46°17'23"W	20.01'
L175	N00°34'44"E	24.00'
L176	S42°56'29"E	59.52'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C141	240.00'	0°58'43"	S42°27'08"E	4.10'	4.10'
C142	35.00'	84°01'04"	S84°25'46"E	46.85'	51.32'
C143	362.00'	37°01'02"	N72°04'13"E	229.83'	233.88'
C144	338.00'	45°12'56"	S67°58'16"W	259.87'	266.74'
C145	260.00'	0°50'39"	N42°31'10"W	3.83'	3.83'
C202	1240.00'	13°26'42"	N40°05'23"E	290.31'	290.98'
C203	40.00'	147°12'41"	S73°01'37"E	76.75'	102.77'



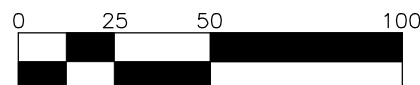
**BRITT SURVEYING, INC.**

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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



**NOTES:**

- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88), National Geodetic Survey Data Sheet PID=DL2690.

LINE	BEARING	DISTANCE
L101	S39°10'38"W	31.82'
L102	S52°38'17"W	8.94'
L103	S15°00'07"W	66.64'
L104	S49°52'05"W	61.16'
L105	S08°37'32"W	42.34'
L106	S18°23'47"W	55.67'
L296	N43°44'03"W	7.70'
L297	S37°11'53"E	1.73'
L298	S20°04'54"E	14.46'
L299	N19°26'37"W	26.56'

**LEGEND:**

- Match Line
- ⊙ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	430.00'	60°23'30"	S20°37'37"E	432.54'	453.23'
C11	1145.50'	9°22'16"	S60°44'50"W	187.15'	187.35'
C12	25.00'	49°18'15"	S39°39'15"W	20.86'	21.51'
C13	25.00'	41°14'33"	S29°14'49"W	17.61'	18.00'
C14	25.00'	41°07'35"	S02°10'00"E	17.56'	17.94'
C39	240.00'	76°45'04"	S14°22'02"E	297.99'	321.49'
C40	575.00'	12°58'33"	S46°15'17"E	129.94'	130.22'
C41	25.00'	84°44'26"	S82°08'14"E	33.70'	36.98'
C42	230.00'	32°01'48"	N71°30'27"E	126.91'	128.58'
C77	515.00'	74°02'43"	N15°43'12"E	620.19'	665.55'
C78	300.00'	76°45'04"	N14°22'02"W	372.49'	401.87'
C86	170.00'	32°01'48"	N71°30'27"E	93.80'	95.04'
C92	575.00'	50°33'01"	N03°58'22"W	491.01'	507.31'
C93	25.00'	84°44'26"	N13°07'20"E	33.70'	36.98'
C111	385.00'	74°03'06"	S15°43'01"E	463.68'	497.59'
C113	40.00'	32°01'48"	S71°30'27"E	22.07'	22.36'
C115	705.00'	26°43'51"	S02°13'08"E	325.94'	328.91'
C222	715.00'	21°01'28"	N07°50'44"W	260.90'	262.37'
C223	40.00'	73°51'02"	N18°34'03"E	48.06'	51.56'
C224	30.00'	32°01'48"	N71°30'27"E	16.55'	16.77'
C275	575.00'	13°39'49"	S22°24'58"E	136.80'	137.12'
C276	430.00'	1°55'12"	N51°46'58"W	14.41'	14.41'
C282	270.00'	76°45'04"	S14°22'02"E	335.24'	361.68'
C283	545.00'	74°02'43"	S15°43'12"E	656.32'	704.32'
C292	200.00'	32°01'48"	N71°30'27"E	110.36'	111.81'
C345	430.00'	9°03'05"	N.32°33'13"W	67.86'	67.93'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C346	300.00'	9°03'05"	S.32°33'13"E	47.34'	47.39'
C347	430.00'	9°03'05"	N.41°36'18"W	67.86'	67.93'
C348	300.00'	9°03'05"	S.41°36'18"E	47.34'	47.39'
C349	385.00'	2°22'02"	N.51°33'33"W	15.91'	15.91'
C351	430.00'	6°36'44"	N.48°28'36"W	49.60'	49.62'
C352	300.00'	6°36'44"	S.49°26'12"E	34.60'	34.62'
C353	515.00'	2°22'02"	S.51°33'33"E	21.28'	21.28'
C354	385.00'	8°06'20"	N.46°19'21"W	54.42'	54.47'
C355	515.00'	8°06'20"	S.46°19'21"E	72.80'	72.86'
C356	385.00'	7°19'49"	N.38°36'17"W	49.22'	49.26'
C357	515.00'	7°19'49"	S.38°36'17"E	65.84'	65.89'
C358	385.00'	7°19'49"	N.31°16'28"W	49.22'	49.26'
C359	515.00'	7°19'49"	S.31°16'28"E	65.84'	65.89'
C360	385.00'	7°19'49"	N.23°56'40"W	49.22'	49.26'
C361	515.00'	7°19'49"	S.23°56'40"E	65.84'	65.89'
C362	515.00'	7°19'49"	S.16°36'51"E	65.84'	65.89'
C363	385.00'	7°19'49"	N.16°36'51"W	49.22'	49.26'
C364	515.00'	7°19'49"	S.09°17'03"E	65.84'	65.89'
C365	385.00'	7°19'49"	N.09°17'03"W	49.22'	49.26'
C412	705.00'	4°51'52"	S.13°09'07"E	59.84'	59.85'
C413	575.00'	4°51'52"	N.13°09'07"W	48.80'	48.82'
C414	705.00'	4°51'52"	S.08°17'15"E	59.84'	59.85'
C415	575.00'	4°51'52"	N.08°17'15"W	48.80'	48.82'
C456	545.00'	18°14'07"	N43°37'30"W	172.72'	173.45'
C496	545.00'	55°48'35"	N06°36'09"W	510.13'	530.87'

NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
513	Stormwater Tract; Lake Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
609 611	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	LakespurHome Owners Association, Inc.
709	Preservation Area; Drainage Easement	West Villages Improvement District

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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

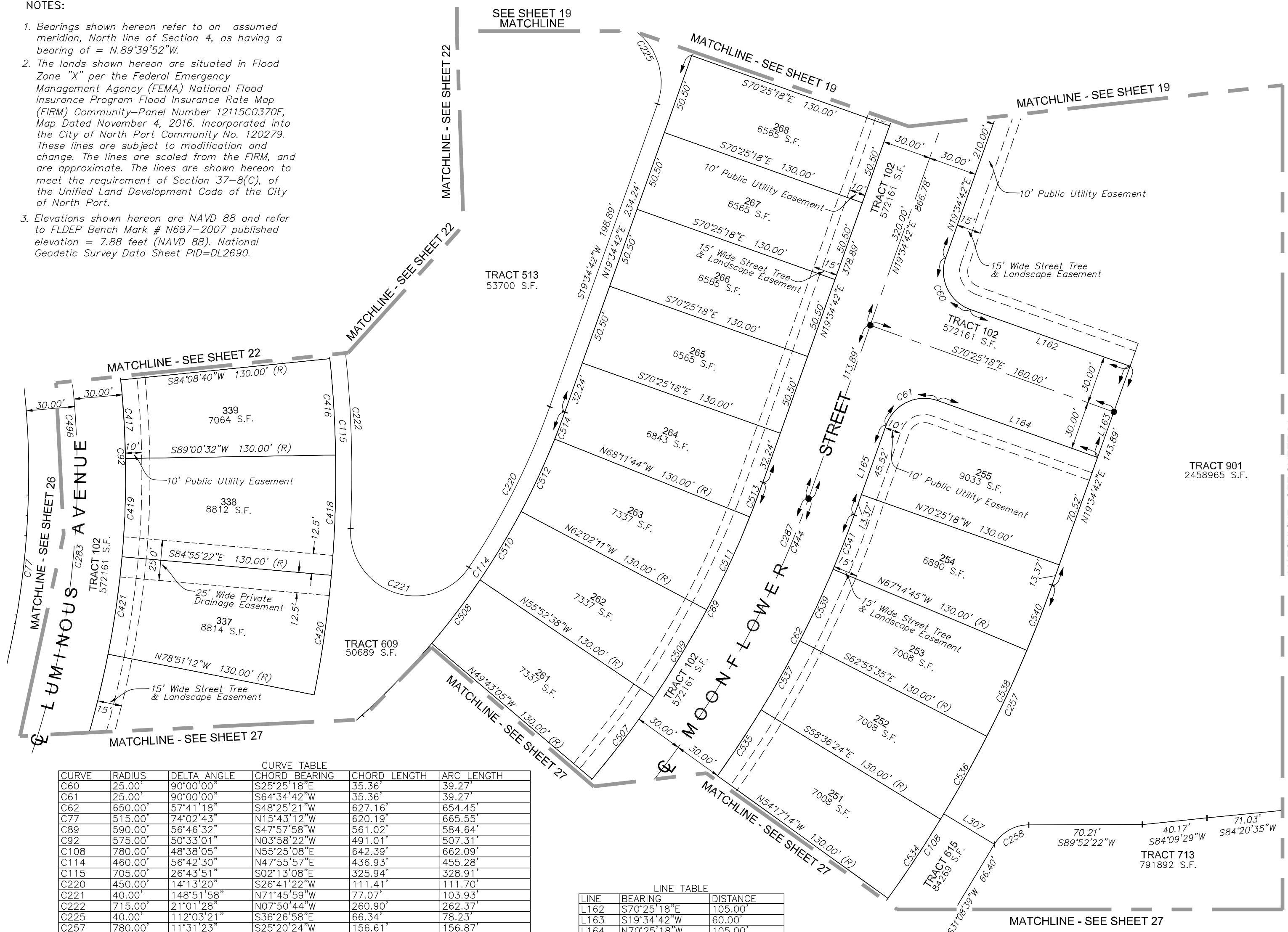
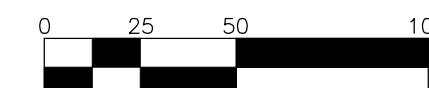
A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 23 OF 33

**NOTES:**

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- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-B(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C60	25.00'	90°00'00"	S25°25'18"E	35.36'	39.27'
C61	25.00'	90°00'00"	S64°34'42"W	35.36'	39.27'
C62	650.00'	57°41'18"	S48°25'21"W	627.16'	654.45'
C77	515.00'	74°02'43"	N15°43'12"W	620.19'	665.55'
C89	590.00'	56°46'32"	S47°57'58"W	561.02'	584.64'
C92	575.00'	50°33'01"	N03°58'22"W	491.01'	507.31'
C108	780.00'	48°38'05"	N55°25'08"E	642.39'	662.09'
C114	460.00'	56°42'30"	N47°55'57"E	436.93'	455.28'
C115	705.00'	26°43'51"	S02°13'08"E	325.94'	328.91'
C220	450.00'	14°13'20"	S26°41'22"W	111.41'	111.70'
C221	40.00'	148°51'58"	N7°145'59"W	77.07'	103.93'
C222	715.00'	21°01'28"	N07°50'44"W	260.90'	262.37'
C225	40.00'	112°03'21"	S36°26'58"E	66.34'	78.23'
C257	780.00'	11°31'23"	S25°20'24"W	156.61'	156.87'
C258	25.00'	58°43'43"	N60°30'31"E	24.52'	25.63'
C283	545.00'	74°02'43"	S15°43'12"E	656.32'	704.32'
C287	620.00'	65°43'57"	N52°26'41"E	672.92'	711.29'
C416	705.00'	4°51'52"	S.03°25'24"E	59.84'	59.85'
C417	575.00'	4°51'52"	N.03°25'24"W	48.80'	48.82'
C418	705.00'	6°04'05"	S.02°02'35"W	74.63'	74.67'
C419	575.00'	6°04'05"	N.02°02'35"E	60.87'	60.90'
C420	705.00'	6°04'10"	S.08°06'43"W	74.65'	74.68'
C421	575.00'	6°04'10"	N.08°06'43"E	60.88'	60.91'
C444	620.00'	62°21'43"	N50°45'34"E	642.00'	674.82'
C496	545.00'	55°48'35"	N06°36'09"W	510.13'	530.87'
C507	590.00'	6°09'33"	S.37°12'09"W	63.39'	63.42'
C508	460.00'	6°09'33"	N.37°12'09"E	49.43'	49.45'
C509	590.00'	6°09'33"	S.31°02'36"W	63.39'	63.42'
C510	460.00'	6°09'33"	N.31°02'36"E	49.43'	49.45'
C511	590.00'	6°09'33"	S.24°53'02"W	63.39'	63.42'
C512	460.00'	6°09'33"	N.24°53'02"E	49.43'	49.45'
C513	590.00'	2°13'34"	S.20°41'29"W	22.92'	22.92'
C514	460.00'	2°13'34"	N.20°41'29"E	17.87'	17.87'
C534	780.00'	4°19'11"	S.33°33'11"W	58.79'	58.80'
C535	650.00'	4°19'11"	N.33°33'11"E	48.99'	49.00'
C536	780.00'	4°19'11"	S.29°14'00"W	58.79'	58.80'
C537	650.00'	4°19'11"	N.29°14'00"E	48.99'	49.00'
C538	780.00'	4°19'11"	S.24°54'50"W	58.79'	58.80'
C539	650.00'	4°19'11"	N.24°54'50"E	48.99'	49.00'
C540	780.00'	3°10'32"	S.21°09'58"W	43.23'	43.23'
C541	650.00'	3°10'32"	N.21°09'58"E	36.02'	36.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L162	S70°25'18"E	105.00'
L163	S19°34'42"W	60.00'
L164	N70°25'18"W	105.00'
L165	S19°34'42"W	58.89'
L307	N58°53'54"W	36.56'

**LEGEND:**

- Match Line
- ⊙ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
513	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
609 615	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
713	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

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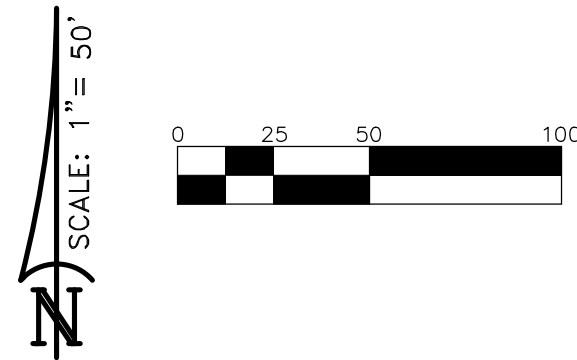
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 24 OF 33



**LEGEND:**

- Match Line
- Bench Mark
- Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX* Line number See Line Table This Sheet
- CXX* Curve number See Curve Table This Sheet

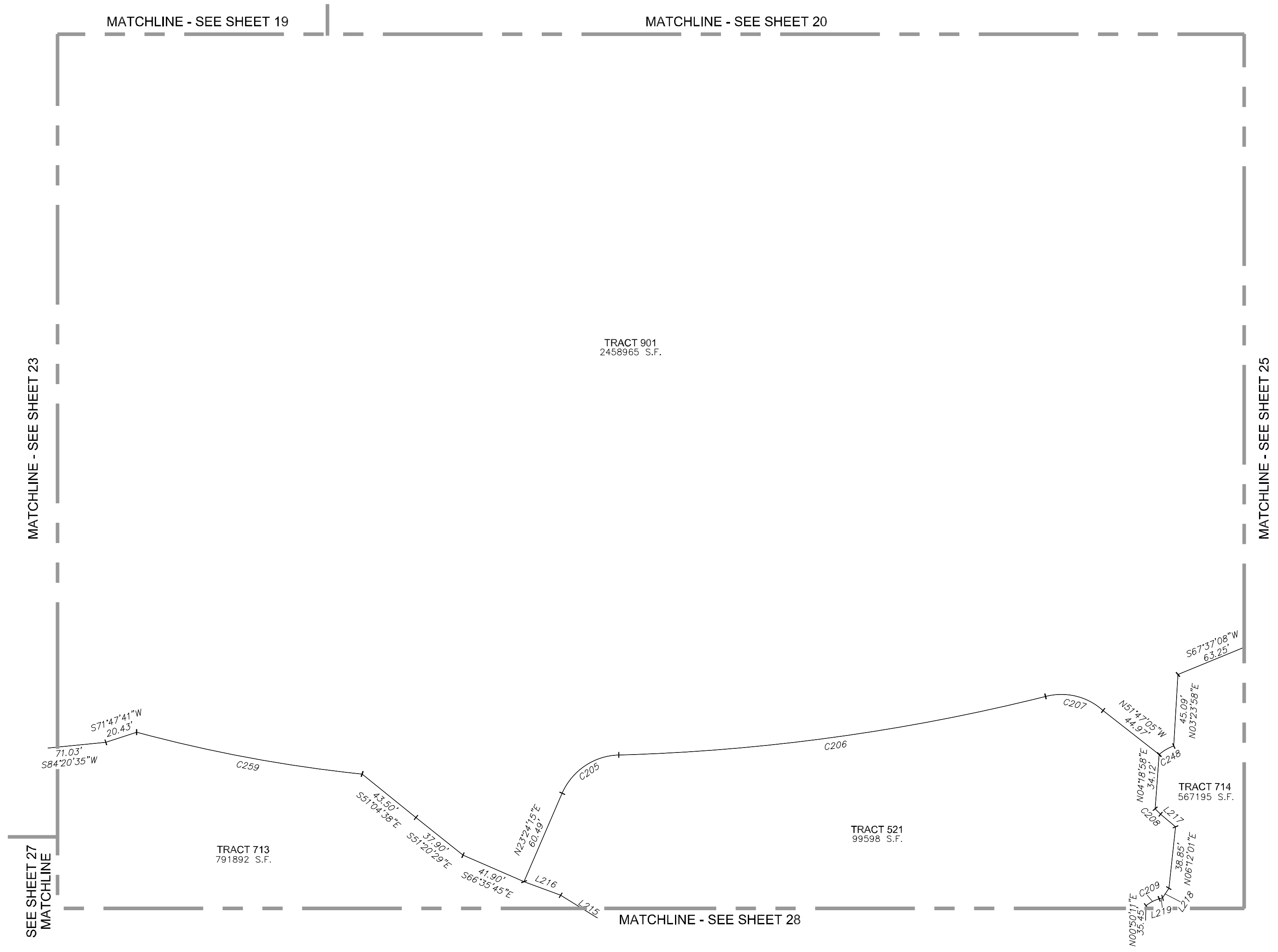
**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
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3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE TABLE		
LINE	BEARING	DISTANCE
L215	N58°11'45"W	35.35'
L216	N69°27'21"W	23.72'
L217	N49°58'03"W	12.24'
L218	S33°04'20"W	7.26'
L219	N73°14'34"E	2.22'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C205	40.00'	65°02'45"	N55°55'37"E	43.01'	45.41'
C206	1240.00'	12°32'46"	N82°10'37"E	270.98'	271.52'
C207	40.00'	55°34'14"	S76°18'39"E	37.29'	38.80'
C208	25.00'	11°15'22"	S44°20'22"E	4.90'	4.91'
C209	25.00'	21°35'23"	S62°26'52"W	9.36'	9.42'
C248	25.00'	24°25'58"	N59°33'38"E	10.58'	10.66'
C259	872.89'	9°29'01"	S79°29'01"E	144.32'	144.48'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
521	Stormwater Tract: Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
713 714	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP



**BRITT SURVEYING, INC.**  
 LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
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 Email: bsi@brittsurveying.com



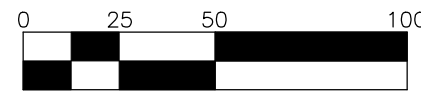
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 25 OF 33



**LEGEND:**

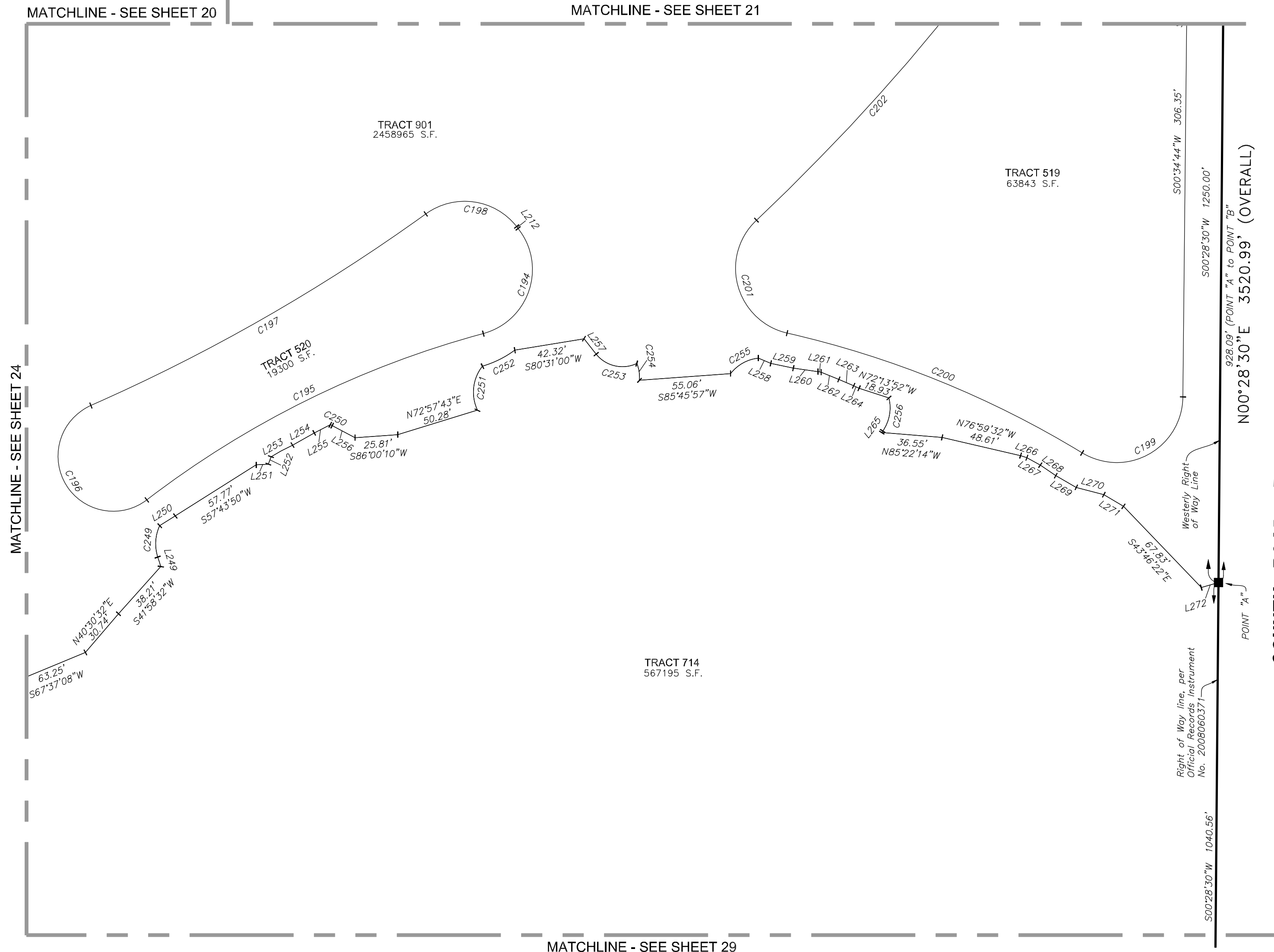
- Match Line
- Bench Mark
- Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE	BEARING	DISTANCE
L212	N38°17'10"W	1.43'
L249	S18°23'43"E	6.04'
L250	N57°58'33"E	11.02'
L251	S86°30'10"W	7.29'
L252	S19°35'49"W	4.77'
L253	N60°53'55"E	7.01'
L254	S60°43'22"W	14.99'
L255	S62°50'19"W	10.87'
L256	N62°18'27"W	15.54'
L257	N38°17'10"W	11.90'
L258	S66°59'19"E	8.18'
L259	S77°49'35"E	13.88'
L260	N82°13'01"W	15.03'
L261	S79°50'54"E	1.96'
L262	N67°44'17"W	11.53'
L263	S66°42'14"E	9.72'
L264	S64°55'39"E	3.57'
L265	N34°38'39"E	1.09'
L266	N71°35'43"W	3.97'
L267	S60°40'40"E	9.28'
L268	S55°50'42"E	11.28'
L269	S60°29'05"E	14.25'
L270	S74°57'53"E	17.23'
L271	N59°16'14"W	13.71'
L272	S73°53'28"W	10.89'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C194	40.00'	113°11'03"	S18°18'21"W	66.78'	79.02'
C195	583.00'	22°23'51"	S63°41'57"W	226.45'	227.90'
C196	33.32'	193°44'29"	N30°37'44"W	66.17'	112.68'
C197	1110.00'	12°02'10"	N60°13'25"E	232.75'	233.18'
C198	40.00'	87°30'29"	S82°02'25"E	55.33'	61.09'
C199	40.00'	120°43'29"	S60°56'28"W	69.53'	84.28'
C200	600.00'	18°25'34"	N67°54'34"W	192.13'	192.96'
C201	40.00'	123°56'06"	N15°09'18"W	70.61'	86.52'
C202	1240.00'	13°26'42"	N40°05'23"E	290.31'	290.98'
C249	25.00'	44°35'47"	N03°54'11"E	18.97'	19.46'
C250	25.00'	3°04'48"	S63°50'51"E	1.34'	1.34'
C251	25.00'	64°34'00"	N06°38'14"E	26.71'	28.17'
C252	63.27'	19°46'06"	N63°38'47"E	21.72'	21.83'
C253	20.00'	77°40'28"	S77°07'25"E	25.08'	27.11'
C254	25.00'	23°44'53"	S09°12'57"E	10.29'	10.36'
C255	25.00'	45°09'03"	N60°53'54"E	19.19'	19.70'
C256	25.00'	48°03'35"	S10°36'52"W	20.36'	20.97'



TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
519 520	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
714	Preservation Area; Drainage Easement	West Villages Improvement District
901	For Future Development, and Drainage Easement	Manasota Beach Ranchlands LLLP

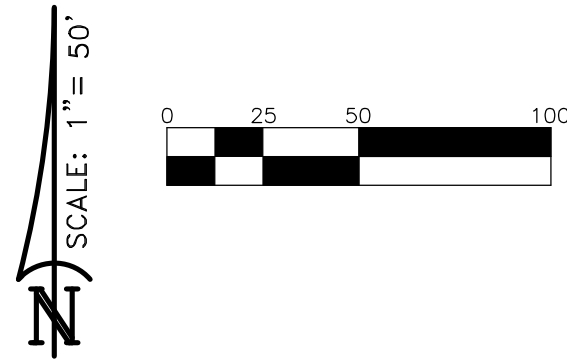
**BRITT SURVEYING, INC.**  
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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C15	65.00'	36°29'13"	S14°49'32"E	40.70'	41.39'
C69	25.00'	86°37'46"	N51°22'28"W	34.30'	37.80'
C70	530.00'	8°06'26"	S89°21'52"W	74.93'	74.99'
C71	25.00'	52°19'48"	S67°15'11"W	22.05'	22.83'
C72	65.00'	28°43'37"	N03°25'05"E	79.44'	322.94'
C73	25.00'	52°19'48"	S60°25'01"E	22.05'	22.83'
C74	470.00'	8°06'26"	N89°21'52"E	66.45'	66.50'
C75	25.00'	93°22'14"	N38°37'32"E	36.38'	40.74'
C76	330.00'	29°21'44"	N06°37'17"E	167.27'	169.11'
C77	515.00'	74°02'43"	N15°43'12"W	620.19'	665.55'
C91	270.00'	29°21'44"	N06°37'17"E	136.86'	138.37'
C92	575.00'	50°33'01"	N03°58'22"W	491.01'	507.31'
C111	385.00'	74°03'06"	S15°43'01"E	463.68'	497.59'
C112	460.00'	12°39'12"	S14°58'33"W	101.38'	101.59'
C119	340.00'	8°06'26"	N89°21'52"E	48.07'	48.11'
C277	330.00'	11°17'07"	N08°00'23"E	7.40'	7.40'
C283	545.00'	74°02'43"	S15°43'12"E	656.32'	704.32'
C284	300.00'	29°21'44"	S06°37'17"W	152.06'	153.74'
C286	500.00'	8°06'26"	N89°21'52"E	70.69'	70.75'
C287	620.00'	65°43'57"	N52°26'41"E	672.92'	711.29'
C366	515.00'	8°25'14"	S01°24'31"E	75.62'	75.69'
C367	385.00'	8°25'14"	N01°24'31"W	56.53'	56.58'
C368	515.00'	8°25'14"	S07°00'43"W	75.62'	75.69'
C369	385.00'	8°25'14"	N07°00'43"E	56.53'	56.58'
C370	515.00'	7°19'49"	S14°53'14"W	65.84'	65.89'
C371	385.00'	7°19'49"	N14°53'14"E	49.22'	49.26'
C372	515.00'	2°45'00"	S19°55'39"W	24.72'	24.72'
C373	330.00'	4°22'45"	S19°06'46"W	25.22'	25.22'
C374	460.00'	4°22'45"	N19°06'46"E	35.15'	35.16'
C375	385.00'	2°45'00"	N19°55'39"E	18.48'	18.48'
C376	330.00'	8°16'27"	S12°47'10"W	47.61'	47.66'
C377	460.00'	8°16'27"	N12°47'10"E	66.37'	66.43'
C422	65.00'	77°06'37"	S41°58'23"W	81.02'	87.48'
C423	65.00'	46°31'16"	N76°12'41"W	51.34'	52.78'
C425	65.00'	18°41'56"	N43°36'05"W	21.12'	21.21'
C426	470.00'	6°52'26"	S89°58'52"W	56.35'	56.39'
C427	340.00'	6°52'26"	N89°58'52"E	40.77'	40.79'
C428	470.00'	1°14'00"	S85°55'39"W	10.12'	10.12'
C429	340.00'	1°14'00"	N85°55'39"E	7.32'	7.32'
C430	620.00'	3°22'14"	S83°37'32"W	36.47'	36.47'
C431	460.00'	1°06'48"	N84°45'15"E	8.94'	8.94'
C432	330.00'	15°25'24"	S00°20'53"E	88.56'	88.83'
C444	620.00'	62°21'43"	N50°45'34"E	642.00'	674.82'
C496	545.00'	55°48'35"	N06°36'09"W	510.13'	530.87'



**LEGEND:**

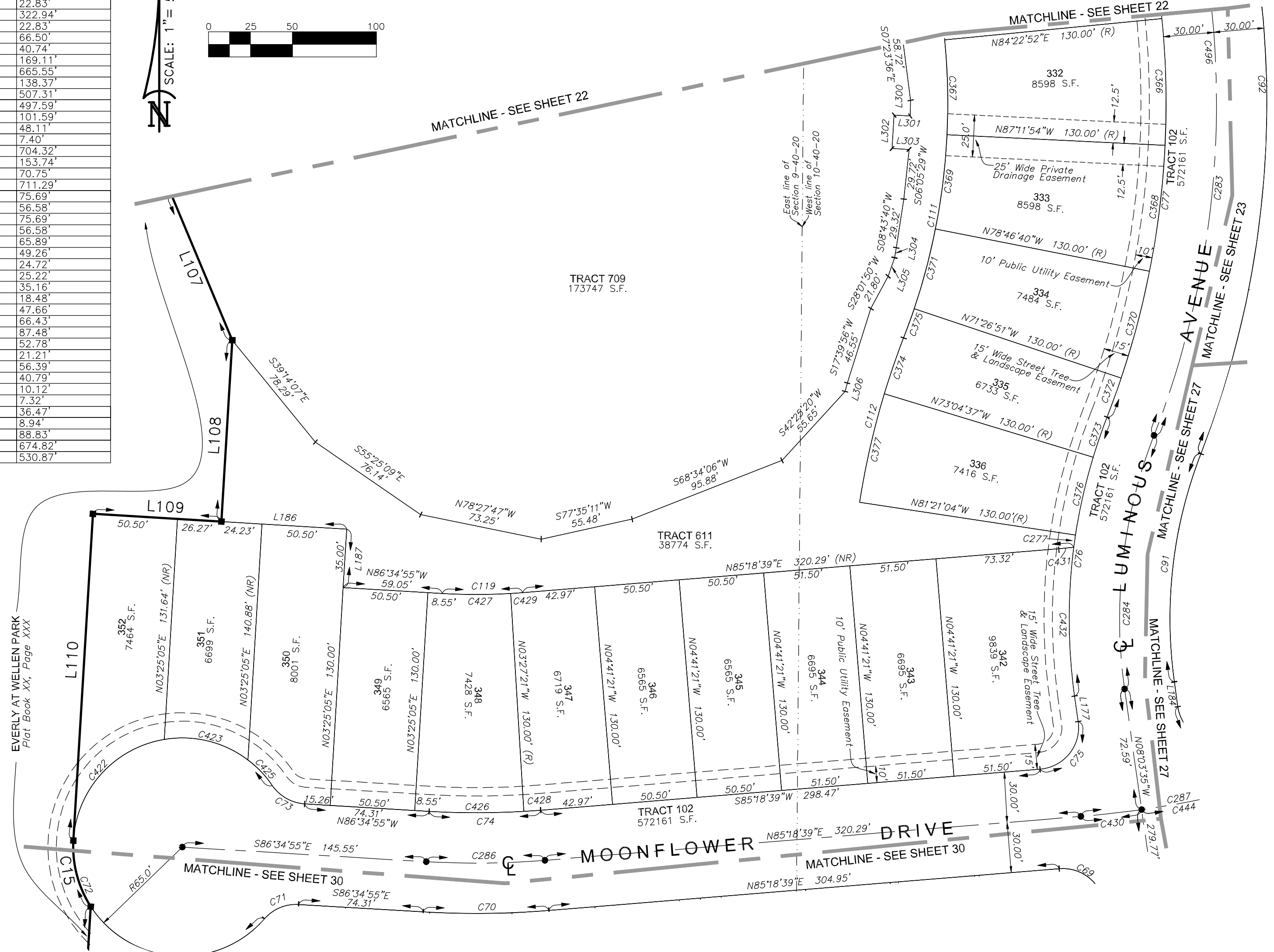
- Match Line
- Bench Mark
- Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

**NOTES:**

1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-B(3), of the Unified Land Development Code of the City of North Port.
3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

LINE	BEARING	DISTANCE
L107	S22°43'47"E	95.01'
L108	S03°25'05"W	108.22'
L109	N86°34'55"W	76.77'
L110	S03°25'05"W	195.00'
L177	N08°03'35"W	15.33'
L184	N08°03'35"W	14.91'
L186	S86°34'55"E	74.73'
L187	S03°25'05"W	35.00'
L300	N01°40'37"E	9.28'
L301	N86°46'29"W	9.61'
L302	S03°13'31"W	20.00'
L303	N86°46'29"W	10.07'
L304	S09°44'01"W	6.02'
L305	S19°07'22"W	11.72'
L306	N14°44'03"E	5.16'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
611	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
709	Preservation Area; Drainage Easement	West Villages Improvement District



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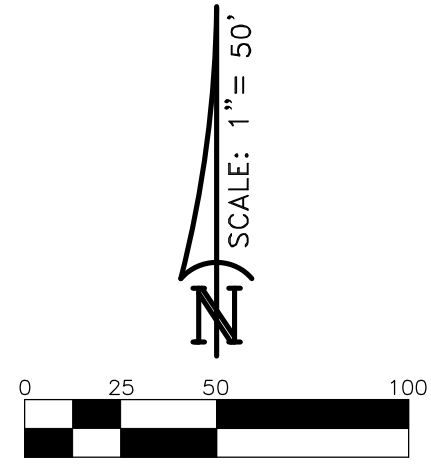
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 27 OF 33



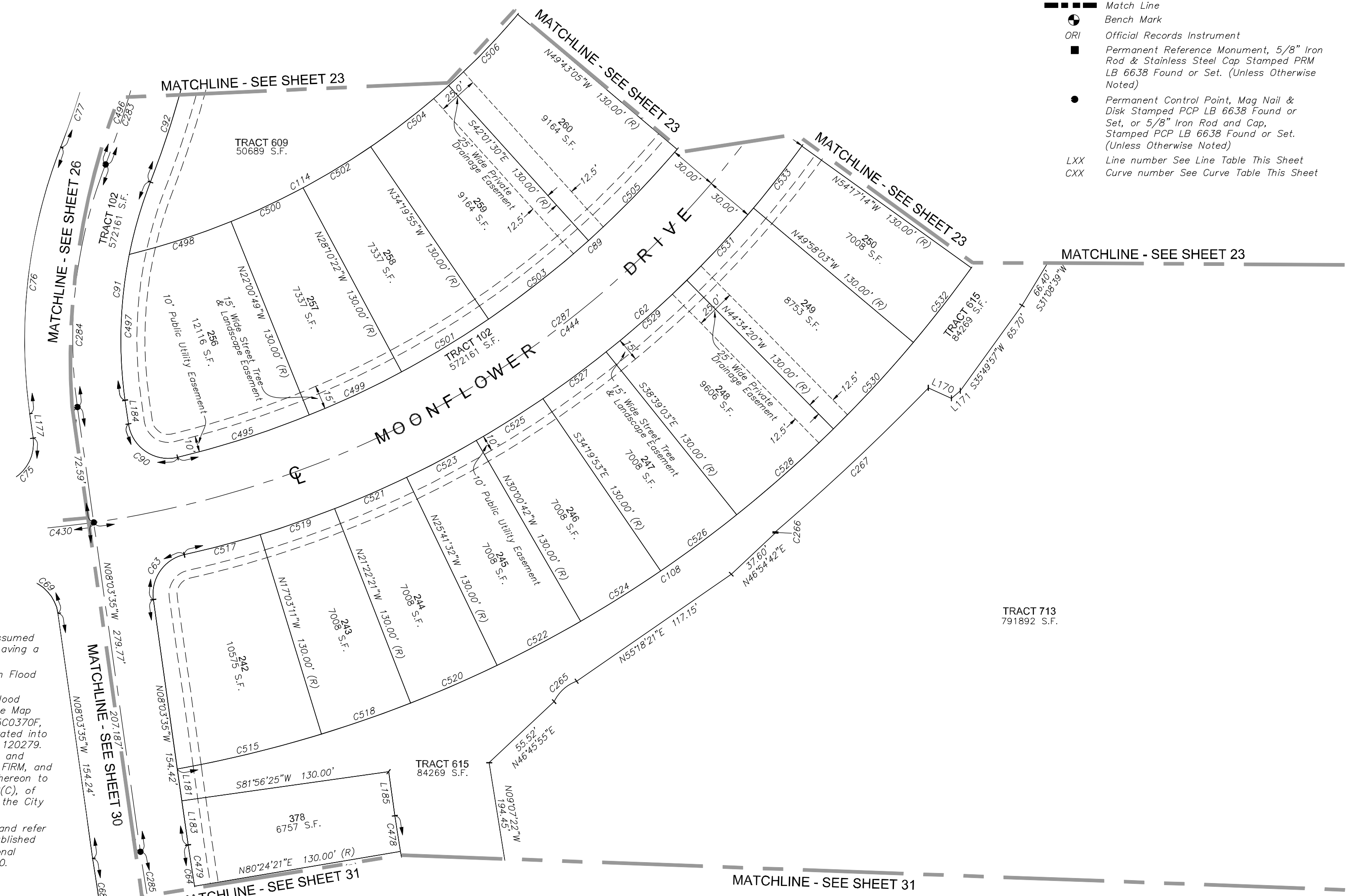
LINE	BEARING	DISTANCE
L170	S65°37'55"E	15.80'
L171	N49°35'21"E	7.20'
L177	N08°03'35"W	15.33'
L181	S08°03'35"E	20.01'
L183	N08°03'35"W	27.74'
L184	N08°03'35"W	14.91'
L185	S08°03'35"E	27.74'

**NOTES:**

- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-B(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88), National Geodetic Survey Data Sheet PID=DL2690.

**LEGEND:**

- — — — — Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C62	650.00'	57°41'18"	S48°25'21"W	627.16'	654.45'
C63	25.00'	85°19'35"	S34°36'13"W	33.88'	37.23'
C64	970.00'	4°16'55"	S10°12'02"E	72.47'	72.49'
C68	1030.00'	4°16'55"	N10°12'02"W	76.96'	76.97'
C69	25.00'	86°37'46"	N51°22'28"W	34.30'	37.80'
C75	25.00'	93°22'14"	N38°37'32"E	36.38'	40.74'
C76	330.00'	29°21'44"	N06°37'17"E	167.27'	169.11'
C77	515.00'	74°02'43"	N15°43'12"W	620.19'	665.55'
C89	590.00'	56°46'32"	S47°57'58"W	561.02'	584.64'
C90	25.00'	95°35'11"	N55°51'10"W	37.04'	41.71'
C91	270.00'	29°21'44"	N06°37'17"E	136.86'	138.37'
C108	780.00'	60°09'28"	N49°39'26"E	781.86'	818.96'
C114	460.00'	56°42'30"	N47°55'57"E	436.93'	455.28'
C265	25.00'	44°16'22"	N47°43'27"E	18.84'	19.32'
C266	8.96'	4°38'27"	N02°51'51"E	0.73'	0.73'
C267	1373.37'	5°27'26"	N46°43'24"E	130.76'	130.81'
C287	620.00'	65°43'57"	N52°26'41"E	672.92'	711.29'
C444	620.00'	62°21'43"	N50°45'34"E	642.00'	674.82'
C498	460.00'	8°18'01"	N72°08'12"E	66.58'	66.64'
C499	590.00'	6°09'33"	S64°54'24"W	63.39'	63.42'
C500	460.00'	6°09'33"	N64°54'24"E	49.43'	49.45'
C501	590.00'	6°09'33"	S58°44'51"W	63.39'	63.42'
C502	460.00'	6°09'33"	N58°44'51"E	49.43'	49.45'
C503	590.00'	7°41'35"	S51°49'17"W	79.16'	79.22'
C504	460.00'	7°41'35"	N51°49'17"E	61.72'	61.76'
C505	590.00'	7°41'35"	S44°07'43"W	79.16'	79.22'
C506	460.00'	7°41'35"	N44°07'43"E	61.72'	61.76'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C92	575.00'	50°33'01"	N03°58'22"W	491.01'	507.31'
C283	545.00'	74°02'43"	S15°43'12"E	656.32'	704.32'
C284	300.00'	29°21'44"	S06°37'17"W	152.06'	153.74'
C285	1000.00'	4°16'55"	S10°12'02"E	74.72'	74.73'
C430	620.00'	3°22'14"	S83°37'32"W	36.47'	36.47'
C478	840.00'	1°32'05"	S08°49'37"E	22.50'	22.50'
C479	970.00'	1°32'05"	N08°49'37"W	25.98'	25.98'
C495	590.00'	8°22'03"	S72°10'13"W	86.09'	86.17'
C496	545.00'	55°48'35"	N06°36'09"W	510.13'	530.87'
C497	270.00'	19°23'28"	N01°38'09"E	90.94'	91.38'
C515	780.00'	6°47'21"	S76°20'30"W	92.37'	92.42'
C517	650.00'	4°19'11"	N75°06'25"E	48.99'	49.00'
C518	780.00'	4°19'11"	S70°47'14"W	58.79'	58.80'
C519	650.00'	4°19'11"	N70°47'14"E	48.99'	49.00'
C520	780.00'	4°19'11"	S66°28'04"W	58.79'	58.80'
C521	650.00'	4°19'11"	N66°28'04"E	48.99'	49.00'
C522	780.00'	4°19'11"	S62°08'53"W	58.79'	58.80'
C523	650.00'	4°19'11"	N62°08'53"E	48.99'	49.00'
C524	780.00'	4°19'11"	S57°49'43"W	58.79'	58.80'
C525	650.00'	4°19'11"	N57°49'43"E	48.99'	49.00'
C526	780.00'	4°19'11"	S53°30'32"W	58.79'	58.80'
C527	650.00'	4°19'11"	N53°30'32"E	48.99'	49.00'
C528	780.00'	5°55'17"	S48°23'19"W	80.57'	80.61'
C529	650.00'	5°55'17"	N48°23'19"E	67.14'	67.17'
C530	780.00'	5°23'44"	S42°43'48"W	73.42'	73.45'
C531	650.00'	5°23'44"	N42°43'48"E	61.19'	61.21'
C532	780.00'	4°19'11"	S37°52'21"W	58.79'	58.80'
C533	650.00'	4°19'11"	N37°52'21"E	48.99'	49.00'

TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage, Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
609 615	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
713	Preservation Area; Drainage Easement	West Villages Improvement District

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MATCHLINE - SEE SHEET 24

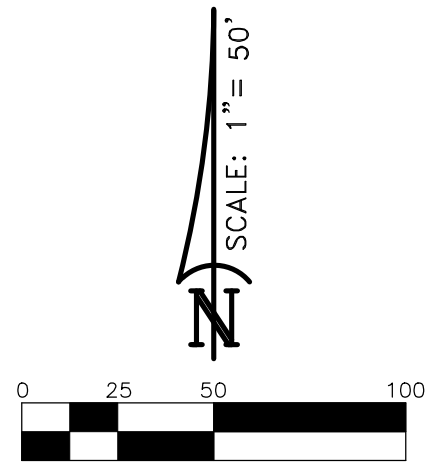
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 28 OF 33



**NOTES:**

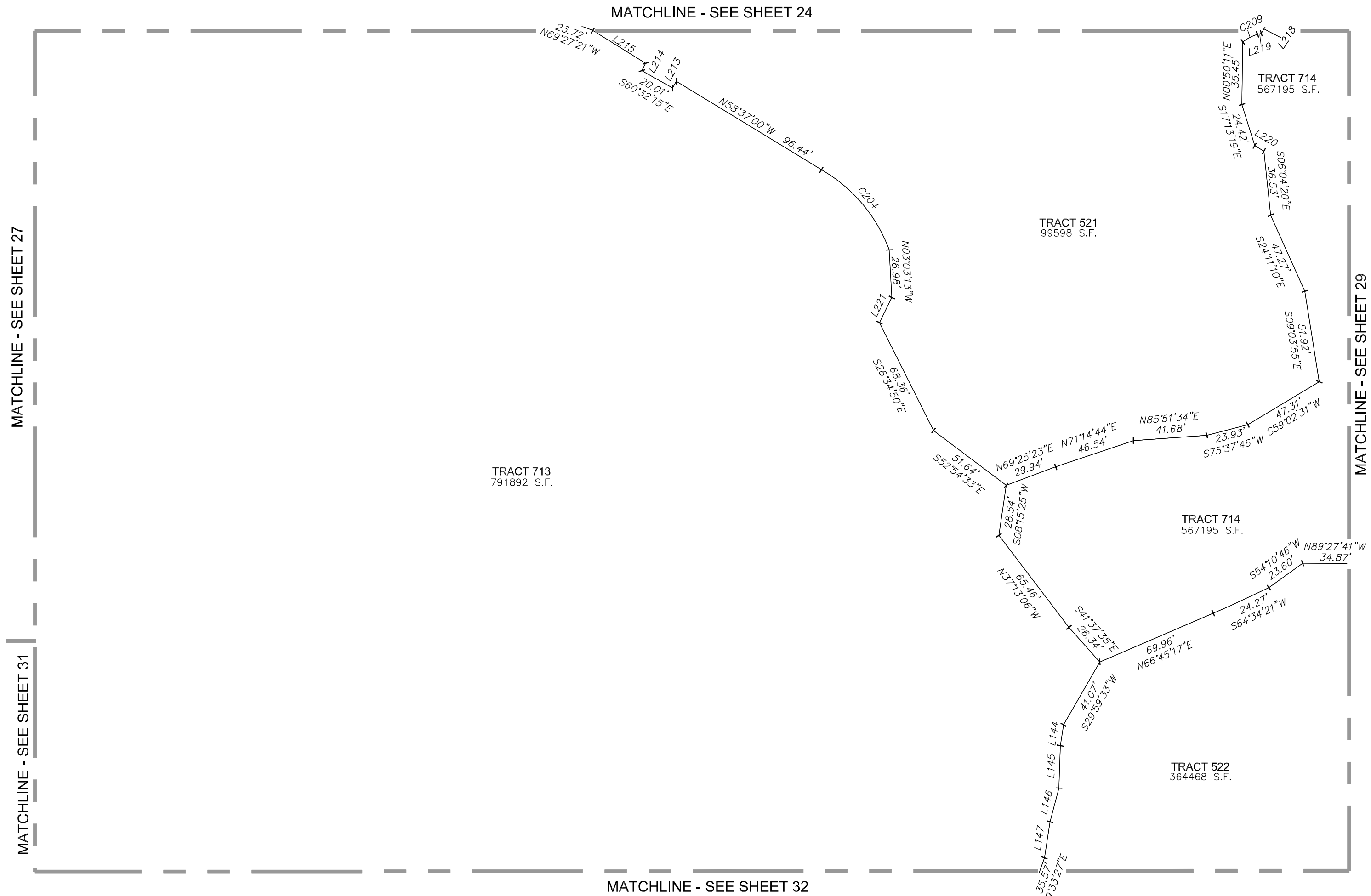
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- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

**LEGEND:**

- Match Line
- Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX* Line number See Line Table This Sheet
- CXX* Curve number See Curve Table This Sheet

LINE TABLE		
LINE	BEARING	DISTANCE
L144	N08°52'34"E	11.95'
L145	N01°48'38"E	24.10'
L146	S14°44'59"W	19.73'
L147	N08°53'24"E	20.69'
L213	S27°33'34"W	4.35'
L214	S27°33'34"W	4.71'
L215	N58°11'45"W	35.35'
L218	S33°04'20"W	7.26'
L219	N73°14'34"E	2.22'
L220	N59°44'45"W	6.06'
L221	S25°56'25"W	15.87'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C204	88.41'	38°18'19"	N40°43'47"W	58.01'	59.10'
C209	25.00'	21°35'23"	S62°26'52"W	9.36'	9.42'



TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
521 522	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
713 714	Preservation Area; Drainage Easement	West Villages Improvement District



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
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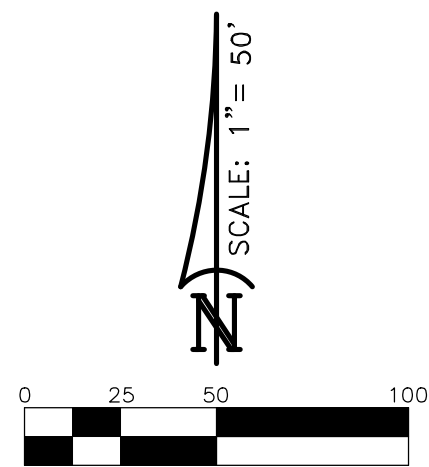
# LAKESPUR AT WELLEN PARK

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 29 OF 33

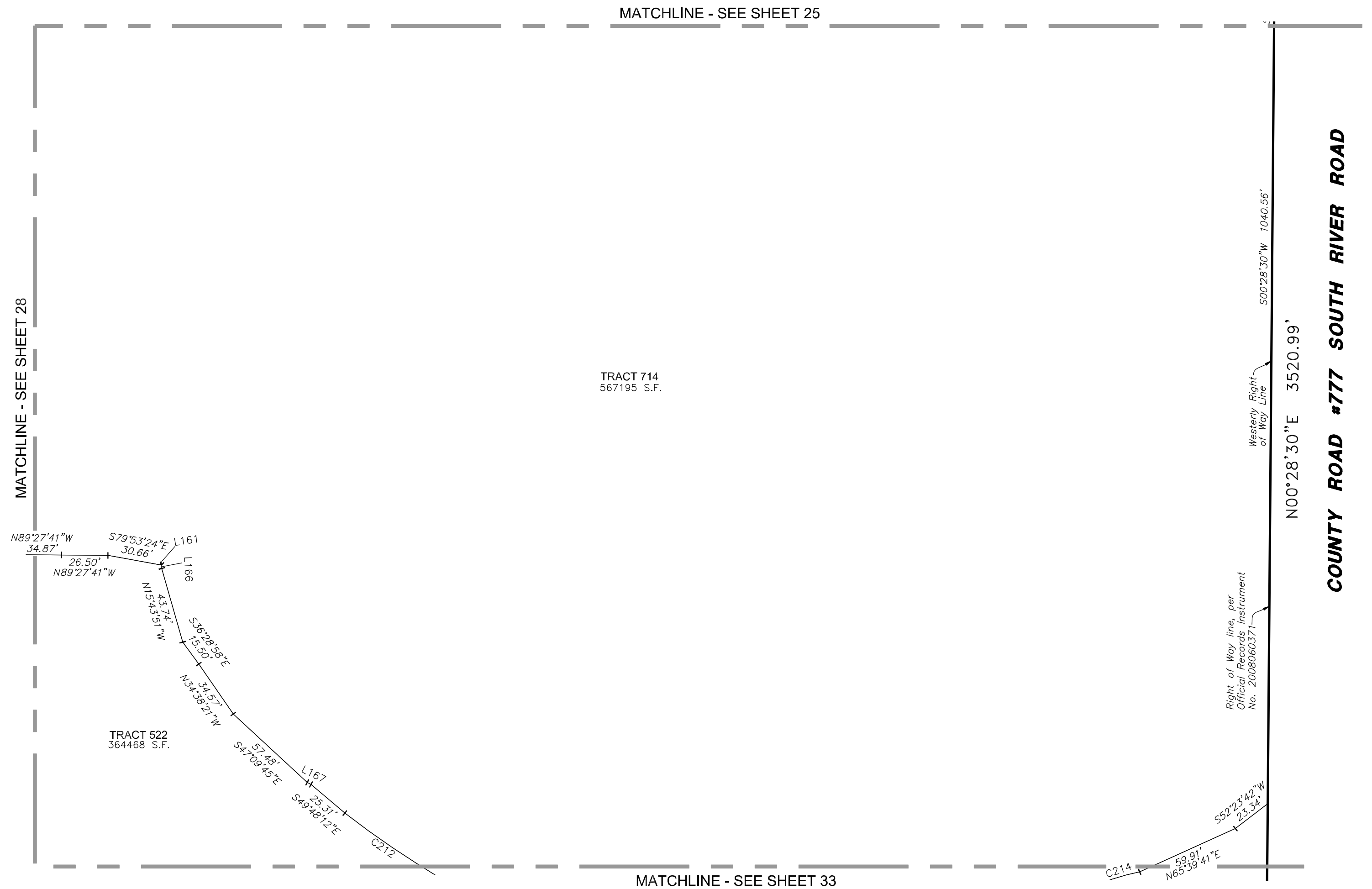


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- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet



LINE TABLE

LINE	BEARING	DISTANCE
L161	N81°55'27"E	0.48
L166	N02°57'24"W	2.09
L167	N62°38'53"W	2.45

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C212	565.08'	13°41'18"	S59°14'16"E	134.68'	135.00'
C214	117.46'	43°17'04"	N57°15'16"E	86.64'	88.74'

TRACT LEGEND

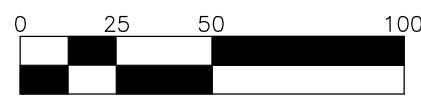
NUMBER	DESCRIPTION	OWNERSHIP
522	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
714	Preservation Area; Drainage Easement	West Villages Improvement District

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# LAKESPUR AT WELLEN PARK

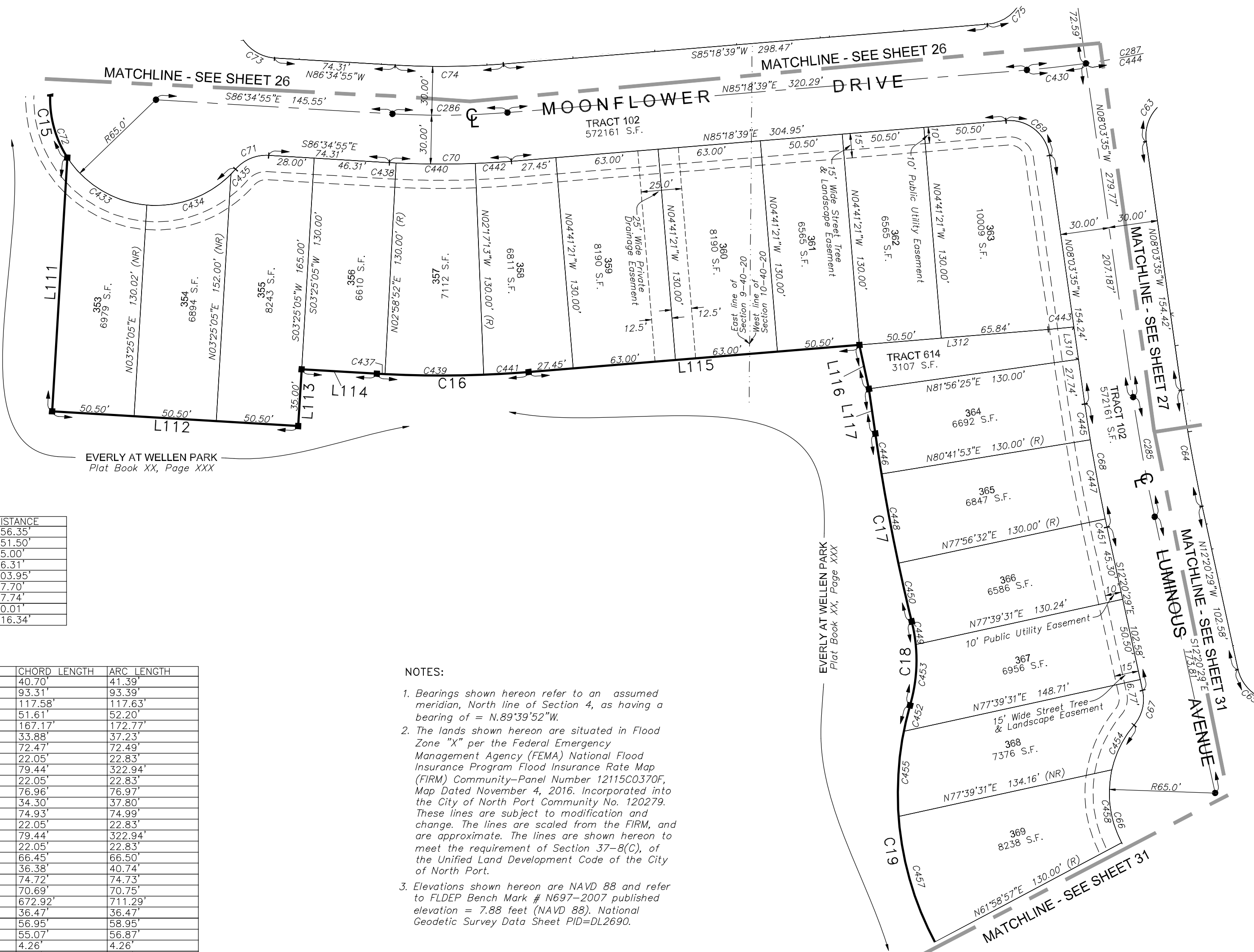
## A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



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- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet



LINE	BEARING	DISTANCE
L111	S03°25'05"W	156.35'
L112	S86°34'55"E	151.50'
L113	N03°25'05"E	35.00'
L114	S86°34'55"E	46.31'
L115	N85°18'39"E	203.95'
L116	S12°11'49"E	27.70'
L117	S08°03'35"E	27.74'
L310	S08°03'35"E	20.01'
L312	S85°18'39"W	116.34'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C15	65.00'	36°29'13"	S14°49'32"E	40.70'	41.39'
C16	660.00'	8°06'26"	N89°21'52"E	93.31'	93.39'
C17	1160.00'	5°48'37"	S10°57'53"E	117.58'	117.63'
C18	100.00'	29°54'21"	S01°04'59"W	51.61'	52.20'
C19	195.00'	50°45'48"	S09°20'45"E	167.17'	172.77'
C63	25.00'	85°19'35"	S34°36'13"W	33.88'	37.23'
C64	970.00'	4°16'55"	S10°12'02"E	72.47'	72.49'
C65	25.00'	52°19'48"	S38°30'24"E	22.05'	22.83'
C66	65.00'	284°39'37"	S77°39'31"W	79.44'	322.94'
C67	25.00'	52°19'48"	N13°49'25"E	22.05'	22.83'
C68	1030.00'	4°16'55"	N10°12'02"W	76.96'	76.97'
C69	25.00'	86°37'46"	N51°22'28"W	34.30'	37.80'
C70	530.00'	8°06'26"	S89°21'52"W	74.93'	74.99'
C71	25.00'	52°19'48"	S67°15'11"W	22.05'	22.83'
C72	65.00'	284°39'37"	N03°25'05"E	79.44'	322.94'
C73	25.00'	52°19'48"	S60°25'01"E	22.05'	22.83'
C74	470.00'	8°06'26"	N89°21'52"E	66.45'	66.50'
C75	25.00'	93°22'14"	N38°37'32"E	36.38'	40.74'
C285	1000.00'	4°16'55"	S10°12'02"E	74.72'	74.73'
C286	500.00'	8°06'26"	N89°21'52"E	70.69'	70.75'
C287	620.00'	65°43'57"	N52°26'41"E	672.92'	711.29'
C430	620.00'	3°22'14"	S83°37'32"W	36.47'	36.47'
C433	65.00'	51°57'43"	S59°03'00"E	56.95'	58.95'
C434	65.00'	50°07'44"	N69°54'17"E	55.07'	56.87'
C435	65.00'	3°45'08"	N42°57'51"E	4.26'	4.26'
C437	660.00'	0°26'13"	N86°48'01"W	5.03'	5.03'
C438	530.00'	0°26'13"	S86°48'01"E	4.04'	4.04'
C439	660.00'	5°16'06"	N89°39'11"W	60.66'	60.69'
C440	530.00'	5°16'06"	S89°39'11"E	48.72'	48.73'
C441	660.00'	2°24'08"	S86°30'43"W	27.67'	27.67'
C442	530.00'	2°24'08"	N86°30'43"E	22.22'	22.22'
C443	780.00'	1°09'58"	S84°43'40"W	15.88'	15.88'
C444	620.00'	62°21'43"	N50°45'34"E	642.00'	674.82'
C445	1030.00'	1°14'32"	S08°40'51"E	22.33'	22.33'
C446	1160.00'	1°14'32"	N08°40'51"W	25.15'	25.15'
C447	1030.00'	2°45'21"	S10°40'48"E	49.54'	49.54'
C448	1160.00'	2°45'21"	N10°40'48"W	55.79'	55.80'
C449	100.00'	8°14'37"	N09°44'53"W	14.38'	14.38'
C450	1160.00'	1°48'44"	N12°57'50"W	36.69'	36.69'
C451	1030.00'	0°17'01"	S12°11'59"E	5.10'	5.10'
C452	195.00'	4°47'42"	N13°38'18"E	16.31'	16.32'
C453	100.00'	21°39'44"	N05°12'17"E	37.58'	37.81'
C454	65.00'	27°17'17"	S26°20'40"W	30.67'	30.96'
C455	195.00'	15°28'17"	N03°30'19"E	52.50'	52.65'
C457	195.00'	23°47'14"	N16°07'26"W	80.38'	80.96'
C458	65.00'	40°43'05"	S07°39'31"E	45.23'	46.19'

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### TRACT LEGEND

NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
614	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.



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# LAKESPUR AT WELLEN PARK

A SUBDIVISION

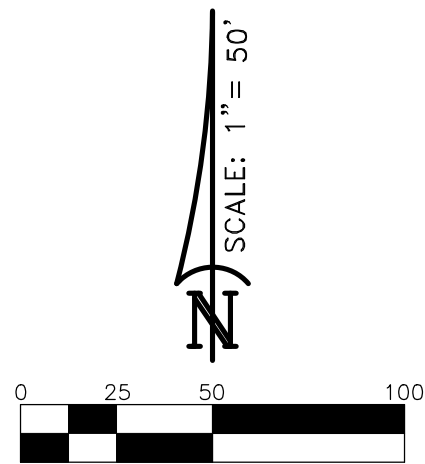
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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 31 OF 33

**LEGEND:**

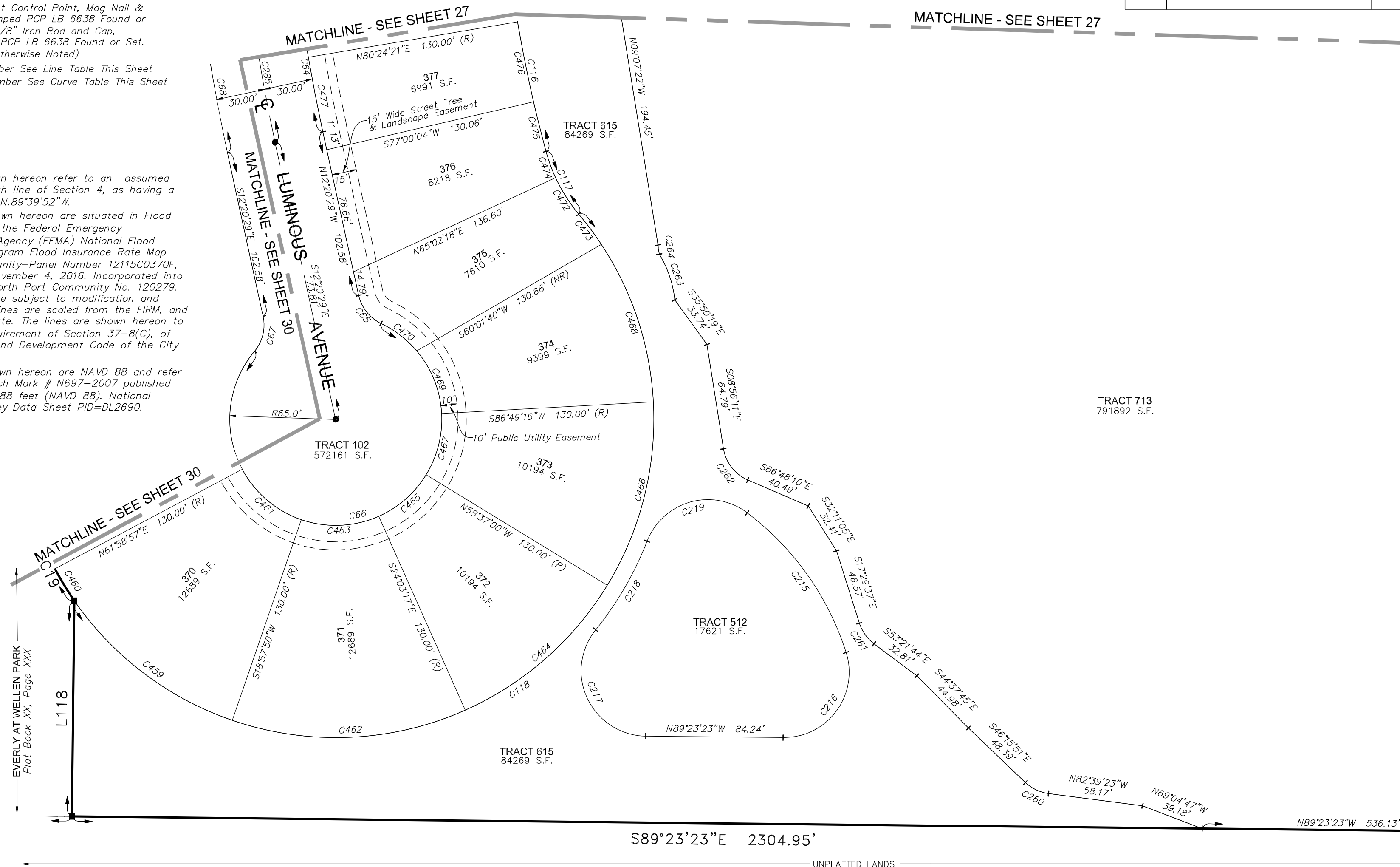
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- LXX Line number See Line Table This Sheet
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TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
102	Private Right of Way, Ingress/Egress, Drainage, Signage Landscaping, Irrigation, and Utility Easement, and Public Utility Easement	Lakespur Home Owners Association, Inc.
512	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
615	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Lakespur Home Owners Association, Inc.
713	Preservation Area; Drainage Easement	West Villages Improvement District

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CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C19	195.00'	50°45'48"	S09°20'45"E	167.17'	172.77'
C64	970.00'	4°16'55"	S10°12'02"E	72.47'	72.49'
C65	25.00'	52°19'48"	S38°30'24"E	22.05'	22.83'
C66	65.00'	284°39'37"	S77°39'31"W	79.44'	322.94'
C67	25.00'	52°19'48"	N13°49'25"E	22.05'	22.83'
C68	1030.00'	4°16'55"	N10°12'02"W	76.96'	76.97'
C116	840.00'	7°04'40"	S11°35'55"E	103.70'	103.77'
C117	100.00'	25°02'00"	S27°39'15"E	43.34'	43.69'
C118	195.00'	192°09'12"	S55°54'21"W	387.81'	653.97'
C215	173.00'	35°15'25"	S35°18'52"E	104.78'	106.46'
C216	40.00'	108°17'46"	S36°27'44"W	64.84'	75.61'
C217	40.00'	128°20'45"	N25°13'00"W	72.01'	89.60'
C218	205.00'	17°36'17"	N30°09'14"E	62.74'	62.99'
C219	40.00'	105°42'20"	N74°12'16"E	63.77'	73.80'
C260	25.00'	36°23'32"	N64°27'37"W	15.61'	15.88'
C261	25.00'	35°52'07"	N35°25'41"W	15.40'	15.65'
C262	25.00'	57°51'59"	N37°52'10"W	24.19'	25.25'
C263	70.10'	24°17'05"	N18°54'40"W	29.49'	29.71'
C264	25.00'	5°09'08"	N06°23'26"W	2.25'	2.25'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C285	1000.00'	4°16'55"	S10°12'02"E	74.72'	74.73'
C459	195.00'	36°18'31"	N52°52'55"W	121.52'	123.57'
C460	195.00'	6°42'36"	N31°22'21"W	22.82'	22.84'
C461	65.00'	43°01'07"	S49°31'37"E	47.66'	48.80'
C462	195.00'	43°01'07"	S87°27'17"W	142.99'	146.41'
C463	65.00'	43°01'07"	N87°27'17"E	47.66'	48.80'
C464	195.00'	34°33'43"	S48°39'51"W	115.85'	117.63'
C465	65.00'	34°33'43"	N48°39'51"E	38.62'	39.21'
C466	195.00'	34°33'43"	S14°06'08"W	115.85'	117.63'
C467	65.00'	34°33'43"	N14°06'08"E	38.62'	39.21'
C468	195.00'	30°10'17"	S18°15'52"E	101.50'	102.68'
C469	65.00'	36°58'29"	N21°39'59"W	41.22'	41.95'
C470	65.00'	24°31'05"	N52°24'46"W	27.60'	27.81'
C472	100.00'	15°12'33"	S32°33'58"E	26.47'	26.55'
C473	195.00'	6°49'14"	S36°45'38"E	23.20'	23.21'
C474	100.00'	9°49'27"	S20°02'58"E	17.13'	17.15'
C475	840.00'	2°08'19"	S14°04'05"E	31.35'	31.36'
C476	840.00'	3°24'16"	S11°17'48"E	49.91'	49.91'
C477	970.00'	2°44'50"	N10°58'04"W	46.51'	46.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	S00°36'37"W	132.21'

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MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 32

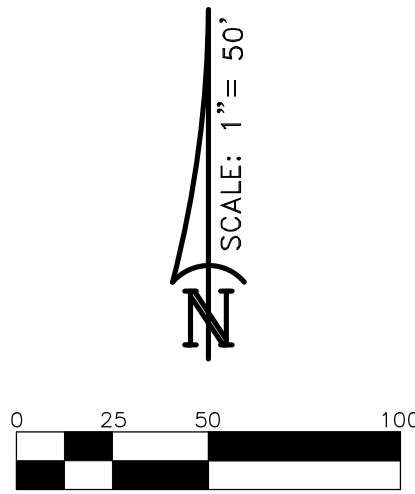
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## A SUBDIVISION

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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 32 OF 33

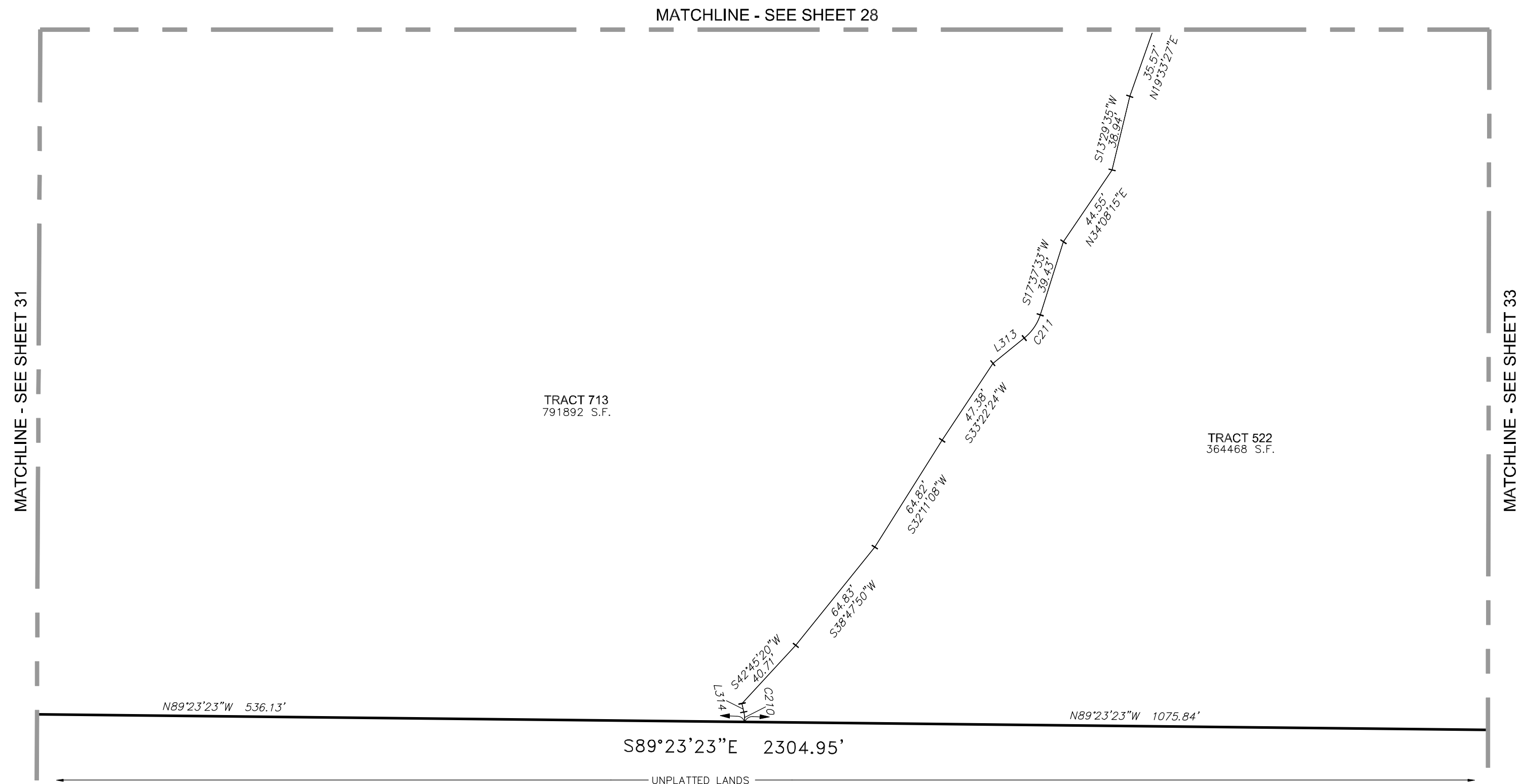


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LINE	BEARING	DISTANCE
L313	N51°18'21"E	20.67'
L314	N11°05'42"W	4.49'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C210	25.00'	11°42'18"	N05°14'32"W	5.10'	5.11'
C211	25.00'	33°40'48"	N34°27'57"E	14.49'	14.70'

NUMBER	DESCRIPTION	OWNERSHIP
522	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
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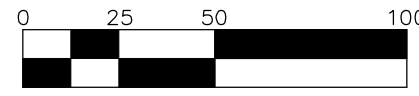
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SHEET 33 OF 33



**NOTES:**

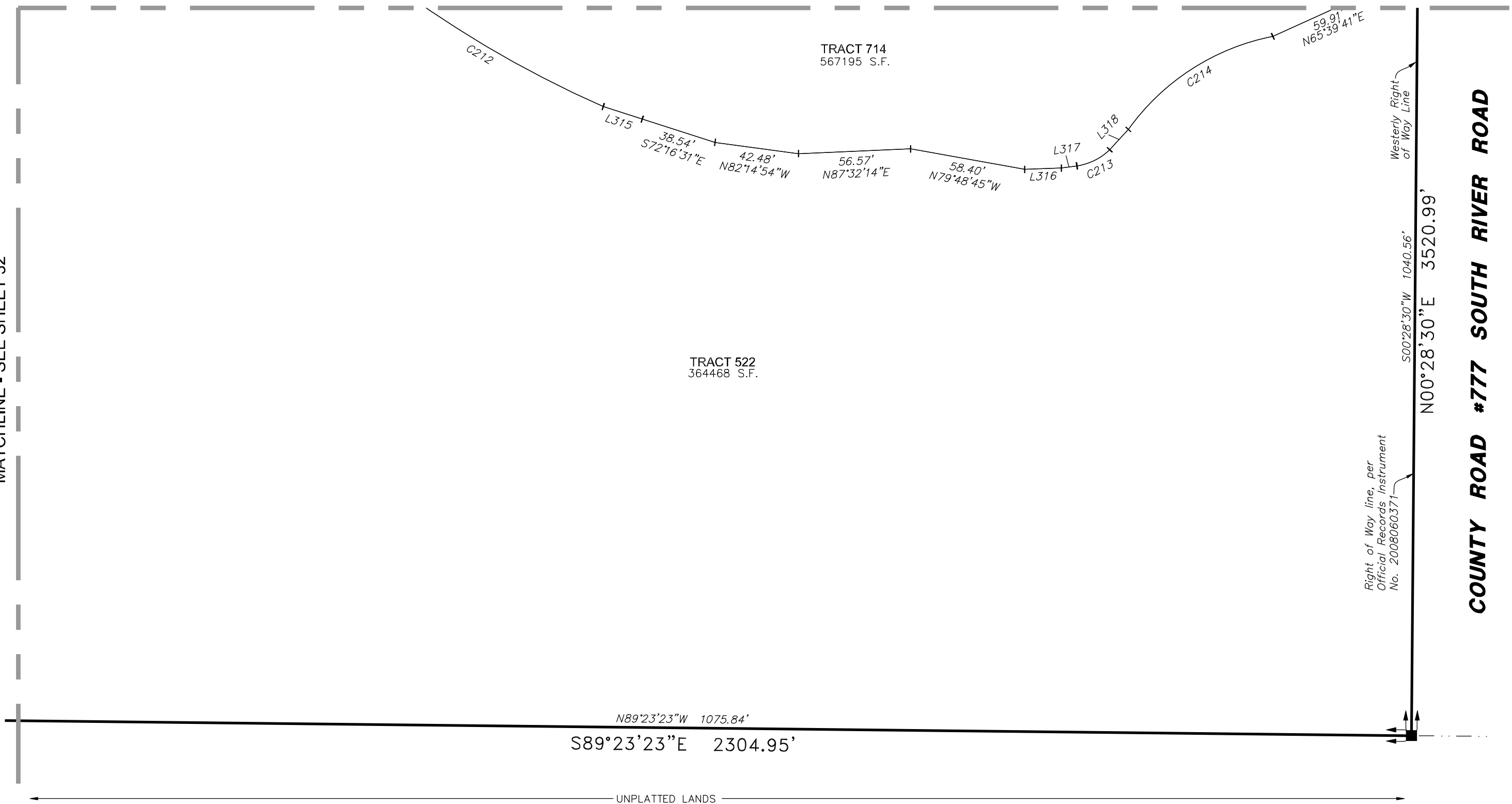
- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

**LEGEND:**

- Match Line
- Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 29



LINE	BEARING	DISTANCE
L315	N72°16'31"W	20.68'
L316	S87°45'00"W	18.50'
L317	S82°09'12"W	7.89'
L318	N42°23'04"E	13.91'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C212	565.08'	13°41'18"	S59°14'16"E	134.68'	135.00'
C213	29.58'	36°15'25"	N64°01'30"E	18.41'	18.72'
C214	117.46'	43°17'04"	N57°15'16"E	86.64'	88.74'

NUMBER	DESCRIPTION	OWNERSHIP
522	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
714	Preservation Area; Drainage Easement	West Villages Improvement District

Right of Way line, per Official Records Instrument No. 2008060371

Westerly Right of Way Line  
500°28'30"W 1040.56'  
N00°28'30"E 3520.99'

**COUNTY ROAD #777 SOUTH RIVER ROAD**