WELLEN PARK PUBLIC SAFETY COMPLEX

A Subdivision

A Parcel of land lying in Sections 31, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021146677 2 PG(S)
August 09, 2021 03:46:19 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

PLAT BOOK 55 PAGE 324
SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

MAIN STREET RANCHLANDS, LLLP, a Florida Limited Liability Limited Partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "WELLEN PARK PUBLIC SAFETY COMPLEX", and does hereby grant, convey and dedicate in fee simple title to West Villages Improvement District, An Independent Special District created pursuant to Chapter 189, Florida Statutes (the "District"), Lot 2 as described and depicted on this plat.

The Company does hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.

IN WITNESS WHEREOF, the undersigned Company, has caused these presents to be exicuted in its name this 14th day of July, A.D., 2021.

WITNESS: Alan E. Lewis
Print Name: Steven C. Lewis
WITNESS: Corrie L. Dinoh
Print Name: Corrie L. Dinoh

MAIN STREET RANCHLANDS LLLP
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
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: _____
NAME: Richard Severance
AS ITS: VP

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notorization, this 14 day of July, 2021, by Richard Severance, as VP of Thomas Ranch Manager, LLC, a Delaware Limited Liability Company and Manager of Thomas Ranch Villages GP, LLC, a Delaware Limited Liability Company and General Partner of MAIN STREET RANCHLANDS LLLP, a Florida Limited Liability Limited Partnership, on behalf of the company and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the aboved named person is personally known to me.

WITNESS my hand and official seal at Sarasota County, Florida, this 14 day of July, A.D. 2021.

Debra Zimmerman
Notary Public – State of Florida
Debra Zimmerman
Name Printed

My Commission Expires: 6/29/23

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (District) hereby accepts the fee simple absolute dedication of, and the perpetual maintenance for Lot 2, as shown hereon and hereby accepts the Utility Easements, Drainage Easements, Sidewalk Easements as shown hereon, and hereby acknowledges said (District) has no maintenance obligation in, over, under or upon the lands encumbered by the Utility Easements, but has maintenance obligation in, over, under, or upon the lands encumbered by the Drainage Easements and Sidewalk Easement.

BY: _____ Asst. Secretary
BY: _____ Chairman
WITNESS: Alan E. Lewis
WITNESS: Corrie L. Dinoh
Date: July 14th, 21

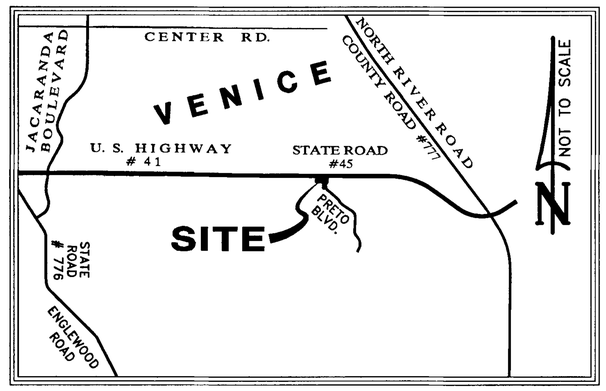
STATE OF FLORIDA
COUNTY OF SARASOTA } SS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notorization, this 14 day of July, 2021, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an Independent Special District created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has produced _____ as identification. If no type of identification is indicated, the aboved named person is personally known to me.

WITNESS my hand and official seal at Sarasota County, Florida, this 14 day of July, A.D. 2021.

Debra Zimmerman
Notary Public – State of Florida
Debra Zimmerman
Name Printed

My Commission Expires: 6/29/23



LOCATION MAP

DESCRIPTION:

A parcel of land lying in Section 31, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the Northeast Corner of Islandwalk at the West Villages, Phase 1–A Replat, as recorded in Plat Book 46, Page 5, of the Public Records of Sarasota County, Florida, same being a point on the South right of way line of U.S. Highway 41 (Tamiami Trail) per Florida Department of Transportation Right of Way Map Section 1710–2508; thence along said South right of way line the following four (4) courses: (1) S.89°38'31"E., a distance of 659.40 feet; (2) thence S.83°55'53"E., a distance of 100.50 feet; (3) thence S.89°38'31"E., a distance of 75.25 feet; (4) thence N.84°38'51"E., a distance of 37.45 feet to a point on the Westerly right of way line of Preto Boulevard, as recorded in Official Records Instrument Number 2020005361, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 25.00 feet, a central angle of 95°42'29", a chord bearing of S.47°29'54"E., and a chord length of 37.07 feet; thence along said Westerly right of way line the following four (4) courses: (1) along the arc of said curve, an arc length of 41.76 feet; (2) thence S.00°21'21"W., a distance of 185.01 feet to a point on a curve to the right having a radius of 335.00 feet, a central angle of 38°28'09", a chord bearing of S.19°35'25"W., and a chord length of 220.72 feet; (3) thence along the arc of said curve, an arc length of 224.92 feet to a point on a reverse curve to the left having a radius of 465.00 feet, a central angle of 4°24'15", a chord bearing of S.36°37'22"E., and a chord length of 35.73 feet; (4) thence along the arc of said curve, an arc length of 35.74 feet; thence N.52°38'39"W, leaving said Westerly Right of Way Line, a distance of 110.58 feet; thence N.89°38'39"W., a distance of 56.65 feet to a point on the boundary line of said Replat of Islandwalk at the West Villages, Phase 1–A; thence along said boundary line the following three (3) courses: (1) N.00°14'53"E., a distance of 56.83 feet; (2) thence N.89°38'31"W., a distance of 664.68 feet; (3) thence N.01°05'02"E., a distance of 330.03 feet to the POINT OF BEGINNING.

Parcel contains 313064 square feet, or 7.1870 acres more or less.

DEDICATION OF EASEMENTS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MAIN STREET RANCHLANDS, LLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement". Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television service shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power & Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc.; TECO Engineering; and other authorized utility companies, their licensees, agents, and successors or assigns, for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement". All utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services, provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company or the District.
DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive easements to the District for stormwater drainage purposes over, under, and across each area depicted on this plat as a "Drainage Easement".
SIDEWALK EASEMENT – The Company does hereby grant a nonexclusive easement for ingress and egress to the District for the installation and maintenance of a sidewalk and related improvements within the area depicted on this plat as a "Sidewalk Easement"

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 12115C0365F, 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.

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 July 12, 2021.

July 12, 2021
Date

Randall E. Britt
Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
606 Cypress Avenue Venice Florida 34285

NOTE:

"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.

The Declaration of Covenants and Restrictions are recorded in Official Records Instrument No. _____ of the Public Records of Sarasota County, Florida.

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

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

I the undersigned, hereby certify that this plat has been officially approved for recording, this 3 day of August, A.D. 2021.

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

I the undersigned, hereby certify that I have examined and approved this plat for recording, this 4th day of August, A.D. 2021.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF REVIEWING SURVEYOR & MAPPER

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

I hereby certify that I have reviewed this plat for compliance with Chapter 177, Part One, of the Florida Statutes.

_____
City Surveyor & Mapper
Date: 7/30/21

Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3941

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

I hereby certify that I have reviewed this plat and in my opinion it conforms to the current subdivision ordinance of the City of North Port.

BY: _____
City Engineer
07.28.2021
Date

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This 8th day of AuGUST A.D. 2021.

APPROVED BY: Gisela "Jice" L. Luke
Mayor, North Port City Commission

ATTEST: Heather Taylor
City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 55, Page 324, Public Records of Sarasota County, Florida, this 9 day of August, A.D., 2021.

Karen E. Rushing, By: A. Raymer
Deputy Clerk

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493–1396 Fax: (941) 484–5766
Email: bsi@brittsurveying.com

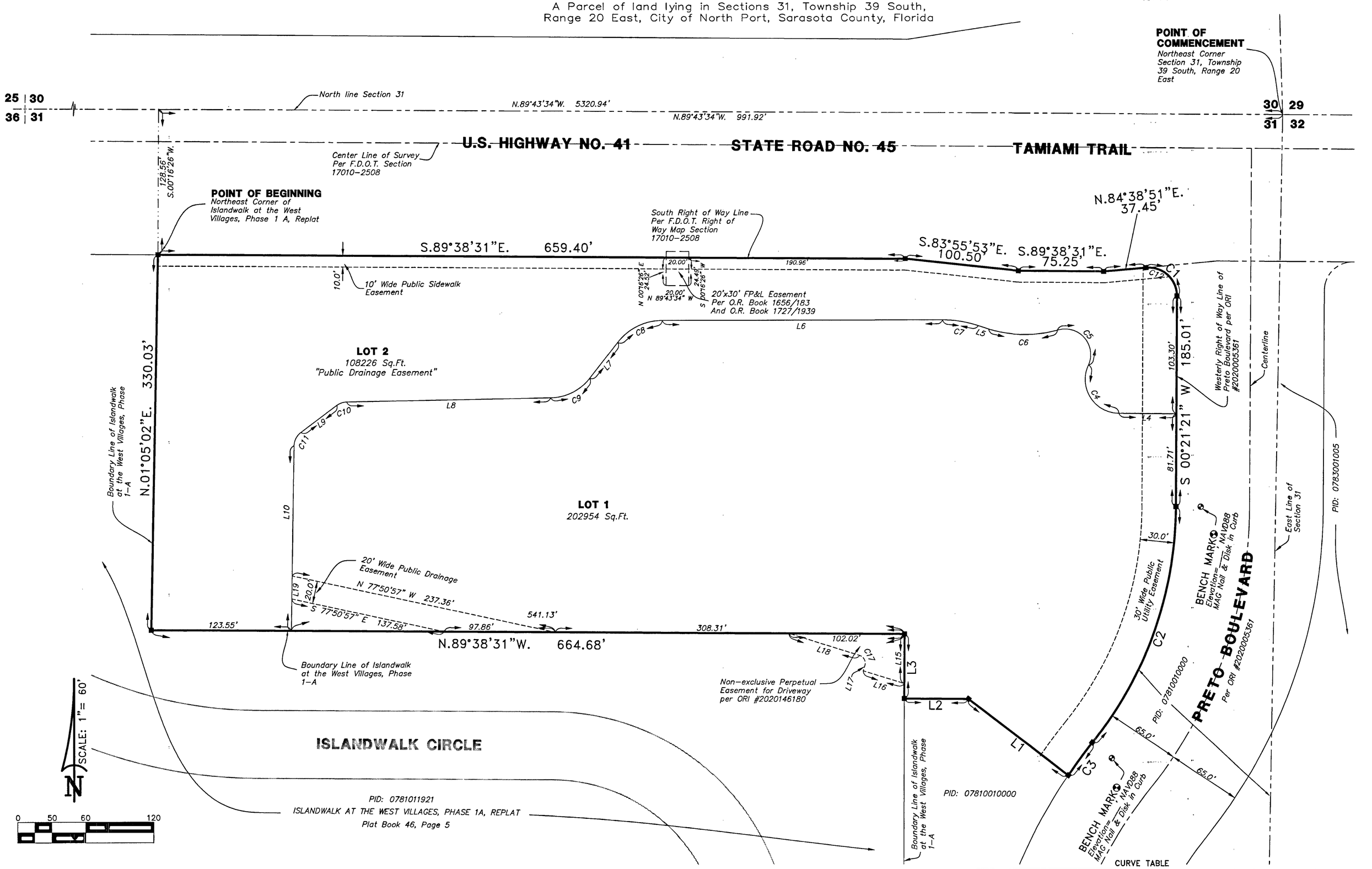
WELLEN PARK PUBLIC SAFETY COMPLEX

A Subdivision

A Parcel of land lying in Sections 31, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida

PLAT BOOK 55 PAGE 325

SHEET 2 OF 2



LEGEND:

- ■ Permanent Reference Monument 4" Concrete Monument Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S. F. Square Feet
- ORI Official Records Instrument

NOTES:

1. Bearings shown hereon refer to an assumed meridian, North line of Section 31, Township 39 South, Range 20 East, Sarasota County, Florida, as being N.89°43'34"W. All bearings and distances shown hereon are Grid, derived from the use of Saradota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
2. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.
3. Elevations shown hereon refer to North American Vertical Datum of 1988, based on FLDEP Benchmark SAR 068, published elevation = 7.83 feet, NAVD 1988.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 52°38'39" W	110.58'
L2	N 89°38'39" W	56.65'
L3	N 00°14'53" E	56.83'
L4	N 89°38'39" W	50.84'
L5	N 71°33'02" W	9.60'
L6	S 89°58'41" W	247.49'
L7	S 38°01'22" W	40.18'
L8	S 88°51'24" W	179.88'
L9	S 53°09'15" W	39.77'
L10	S 00°54'31" W	162.72'
L15	N 00°14'53" E	43.56'
L16	N 72°44'30" W	37.99'
L17	N 17°15'30" E	5.00'
L18	N 72°44'30" W	65.37'
L19	S 00°54'31" E	20.39'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	95°42'29"	S 47°29'54" E	37.07'	41.76'
C2	335.00'	38°28'09"	S 19°35'25" W	220.72'	224.92'
C3	465.00'	4°24'15"	S 36°37'22" W	35.73'	35.74'
C4	29.77'	115°06'52"	N 32°05'13" W	50.25'	59.82'
C5	22.49'	131°53'50"	N 41°46'41" W	41.08'	51.78'
C6	110.02'	31°58'37"	N 89°14'46" W	60.61'	61.40'
C7	100.00'	18°22'28"	N 80°50'05" W	31.93'	32.07'
C8	50.00'	51°57'19"	S 64°00'02" W	43.80'	45.34'
C9	45.00'	50°50'01"	S 63°26'23" W	38.63'	39.92'
C10	15.00'	35°42'09"	S 71°00'19" W	9.20'	9.35'
C11	15.00'	52°14'43"	S 27°01'53" W	13.21'	13.68'
C12	25.00'	53°07'48"	N 68°47'15" W	22.36'	23.18'
C17	7.00'	90°00'00"	N 27°44'30" W	9.90'	11.00'

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