PSPP-25-03327

Wellen Park Fire Station No. 87 Preliminary Subdivision Plat
Resolution No. 2025-R-73

STAFF REPORT

From: Sherry Willette-Grondin, Planner III

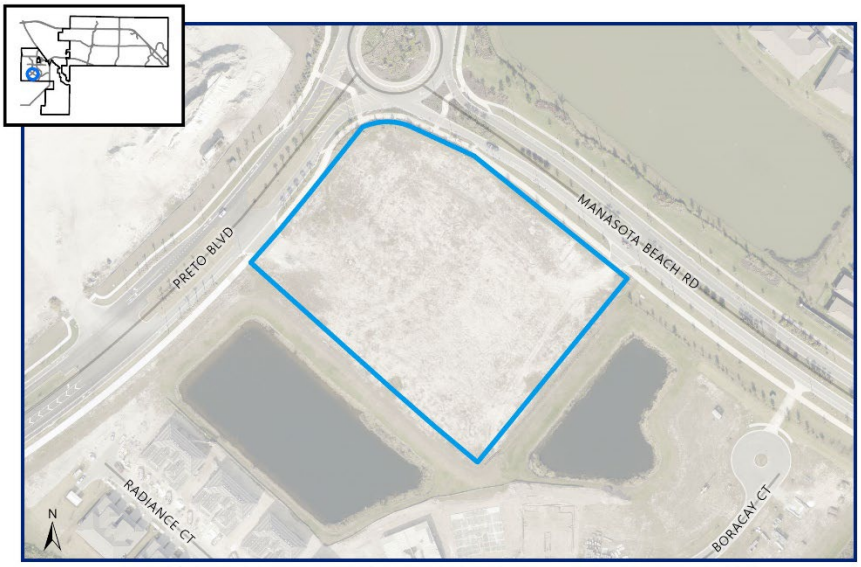
Thru: Lori Barnes, AICP, CPM, Deputy Development Services Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Deputy City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: November 6, 2025



PROJECT:	PSPP-25-03327; Preliminary Subdivision Plat of Wellen Park Fire Station No. 87
REQUEST:	Consideration of Preliminary Subdivision Plat for Wellen Park Fire Station No. 87
APPLICANT:	John Luczynski, Chairman, West Villages Improvement District & David Gomez, PE (Exhibit B, Affidavit)
OWNERS:	West Villages Improvement District (Exhibit C, Ownership Documents)
LOCATION:	Intersection of the northeast corner of Manasota Beach Road and Preto Boulevard
PROPERTY SIZE:	± 4.77 acres
ZONING:	Village (V)

I. BACKGROUND

On August 6, 2025, the Planning & Zoning Division received a Preliminary Subdivision Plat petition from John Luczynski, Chairman, West Villages Improvement District, for Wellen Park Fire Station No. 87. The purpose of the petition is to subdivide Tract 102 of Manasota Beach Ranchlands Plat No. 1 into two (2) parcels. Parcel 1 for a public safety facility (Fire Station #87) and Parcel 2 for a playground area which is to remain under the ownership of the West Villages Improvement District (WVID). The construction of the Fire Station and playground sites will include the installation of all required infrastructure, including but not limited to water and sanitary lines, access drives, drainage, and stormwater management areas. Additionally, the plan features site lighting, landscaping, and a reserved area for a future building. The proposed Floor Area Ratio (FAR) is 0.05, with 65.2% allocated as open space. These improvements will be reviewed with subsequent Site Development and Infrastructure applications. A final replat application has been submitted and is currently under review.

The subject property is zoned Village (V) with a Future Land Use Designation of Village (V). The subject property is located within Village J within Wellen Park. Per the Village J Pattern Plan, this site was designated for development of a Fire Station or as a Mixed-Use area (MU-1), see Figure 2 below.

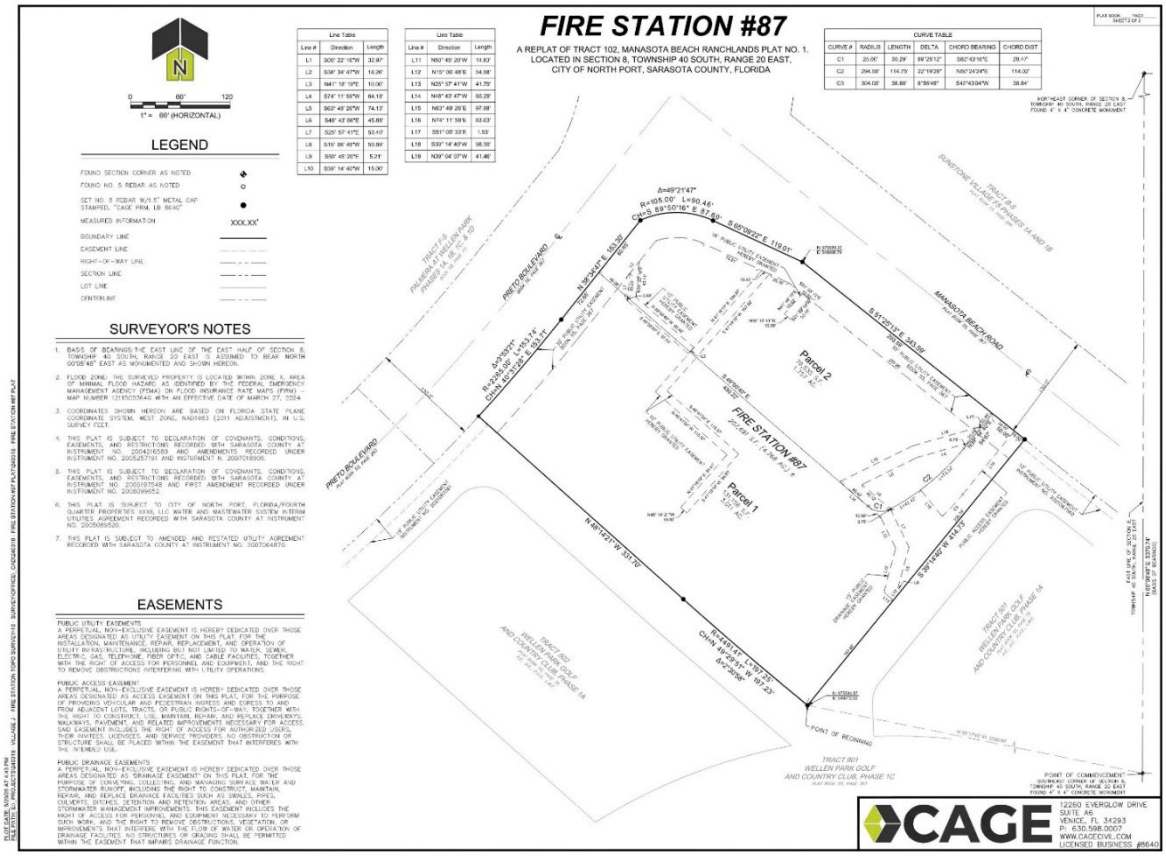


Figure 1. Proposed Preliminary Subdivision Plat, Wellen Park Fire Station No. 87

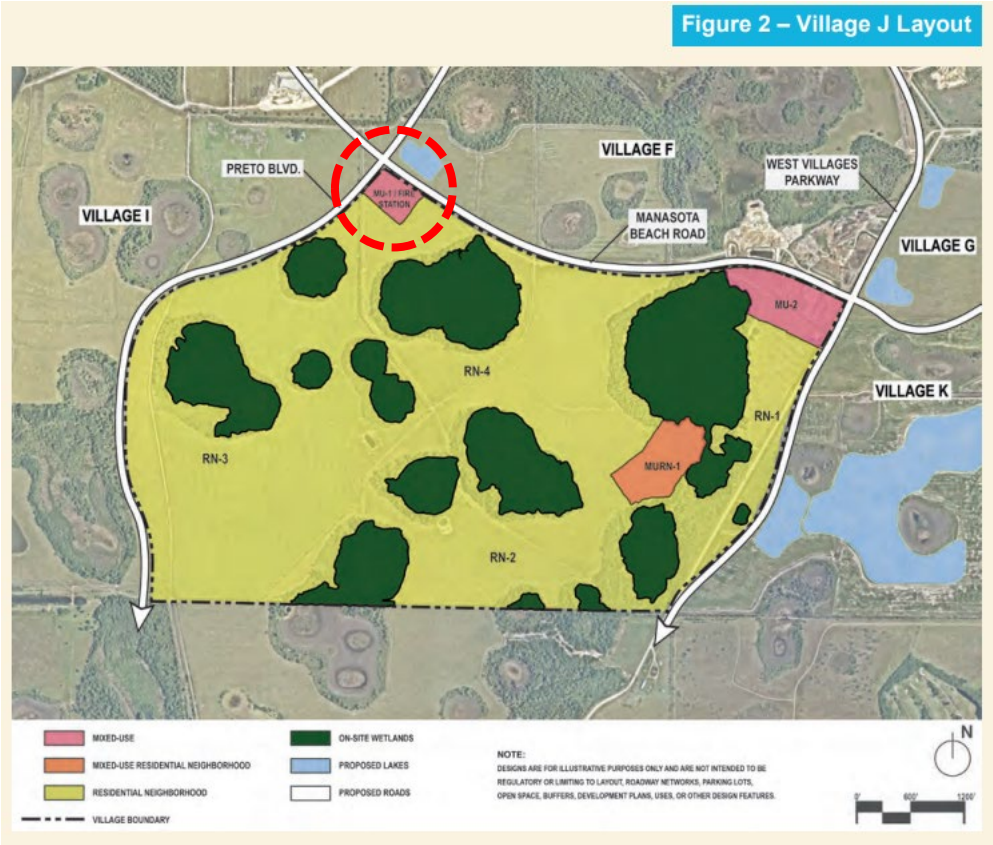


Figure 2. Village J Layout from the Adopted Village J Pattern Plan

II. STAFF ANALYSIS

FLORIDA STATUTES CHAPTER 177

F.S. 177.073(1)(e): "Preliminary plat" means a map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.

Findings: The subject preliminary plat meets the definition of a "preliminary plat" and contains all required information for compliance with Chapter 177. Any forthcoming final plat will be required to be consistent with the approved preliminary plat.

Conclusion: PSPP-25-01904 was reviewed and found to be in conformance with Chapter 177, Florida Statutes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

POLICY FLU 1.8.1. IMPLEMENTING UNIFIED LAND DEVELOPMENT CODE

The City shall enforce creative, innovative land development regulations which contain specific provisions to implement the adopted Comprehensive Plan. Improvements to the land development regulation process shall focus on efficiency and effectiveness through a streamlining of procedures. Land development regulations shall, at a minimum:

9. Provide that public facilities and services meet or exceed the standards established in the capital improvements element and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.

Findings: The subject preliminary plat application was submitted in accordance with the procedures of the ULDC and meets all requirements of the ULDC, implementing the vision of the Comprehensive Plan as required by the above Policy.

Conclusion: PSPP-25-03327 is consistent with Policy FLU 1.8.1 of the Comprehensive Plan.

Housing Element, Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including: public transit, schools, parks, emergency services, hurricane shelters and utilities

Findings: Ensuring the availability of emergency services, including fire stations, is critical for the safety and well-being of residents, particularly in growing neighborhoods. The proposed strategically located fire station would not only support housing development but also enhance community resilience by providing essential services in line with the Future Land Use and Capital Improvement Elements.

Conclusion: PSPP-25-03327 is consistent with Housing Element, Policy 1.9 of the Comprehensive Plan.

Recreation and Open Space Element, GOAL 1: To develop and maintain a community park and recreation system that will provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of the City of North Port.

Findings: Parcel 2 is proposed to be developed as a playground. This will

create additional opportunities for recreation within the growing Wellen Park area, consistent with the above Goal.

Conclusion: PSPP-25-03327 is consistent with Recreation and Open Space Element, Goal 1 of the Comprehensive Plan.

COMPLIANCE WITH ULDC

Chapter 4 Article XII-Subdivision Standards

1. *No subdivision shall be platted or recorded, no lot shall be sold, and no building or development permit be issued unless the subdivision meets all applicable laws of the state, this ULDC, and has been approved by the City in accordance with the requirements Chapter 2, Article II., Section 2.2.9.for Preliminary Subdivision Plat and Final Plat.*

Findings: The preliminary subdivision plat was reviewed for conformance with the ULDC.

Conclusion: PSPP-25-03327 was reviewed and found to be in conformance with the requirements of the ULDC.

ENVIRONMENTAL

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

FLOOD ZONE

The site is in a FEMA Flood Zone "X" (0.2% Annual Chance Flood Hazard), according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0364G, revised March 27, 2024.

III. STAFF REVIEW

The preliminary subdivision plat underwent a thorough review by the development review committee staff, who carefully examined its various components, including layout, zoning compliance, and environmental impact. After a detailed assessment, the committee identified no issues or concerns, indicating that the proposal meets all necessary guidelines and regulations for moving forward in the development process.

IV. LEGAL REVIEW

The City Attorney's Office reviewed and approved the proposed Resolution 2025-R-73 as to form and correctness.

V. STAFF RECOMENDATION

Recommended Action:
Approve the preliminary plat as presented by the Applicant.

Commission Options:
Option 1: Approve the preliminary plat as presented by the Applicant.

Pros:

- **Consistent with the Village J Pattern Plan:** The proposed Fire Station #87 is consistent with the Village J VDPP and supports continued build-out of Wellen Park with adequate provision of public safety services.
- **Public Safety Enhancement –** Establishing Fire Station #87 directly improves emergency response times and public safety services for surrounding neighborhoods.
- **Increasing Recreation Opportunities –** The proposed playground will provide additional opportunities for recreation in the growing Wellen Park area.

Cons:

- **Construction Disruptions:** Development of the fire station and playground may temporarily strain local infrastructure, including construction traffic, utility connections, and staging impacts on surrounding roads.

Option 2: Deny the preliminary plat as presented by the Applicant.

Pros:

- **Reduced Construction-Related Impacts –** Denial would prevent short-term disturbances such as construction traffic, noise, and dust affecting nearby residents and infrastructure.

Cons:

- **Delay in Public Safety Improvements –** Denying the project would postpone establishment of Fire Station 87, potentially affecting emergency response times and public safety coverage in the area.
- **Impacts to the Build-out of Wellen Park –** Improvements to public infrastructure is essential to support build-out of Wellen Park. Denying this project would limit fire safety infrastructure in this area which will impact additional residential growth.

VI. PUBLIC NOTICE AND HEARING SCHEDULE

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on **October 21, 2025**. The petition was also advertised in a newspaper of general circulation within the City of North Port on **October 26, 2025**, in accordance with the provisions of Section 166.041, Florida Statutes and Section 7.06 of the Charter of the City of North Port, and Chapter 2, Article II, Section 2.2.2 of the City's Unified Land Development Code (ULDC) as amended (Exhibit F).

PUBLIC HEARING SCHEDULE	**Planning & Zoning Advisory Board Public Hearing**	**November 6, 2025 9:00 AM** or as soon thereafter
	City Commission Public Hearing	**November 18, 2025 6:00 PM** or as soon thereafter

VII. RECOMMENDED MOTIONS

PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PSPP-25-03327, Wellen Park Fire Station No. 87, as stated:

I move to recommend approval of Petition No. PSPP-25-03327 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Plat complies with all regulations set forth in the City of North Port Comprehensive Plan.

CITY COMMISSION—

The City Commission approve Resolution No. 2025-R-73, Petition No. PSPP-25-03327, Wellen Park Fire Station No. 87, as stated:

I move to approve Resolution No. 2025-R-73 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Plat complies with all regulations set forth in the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC).

VIII. ALTERNATIVE MOTIONS

Petition PSPP-25-03327 may be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD—

Petition PSPP-25-03327 may be denied. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

MOTION TO DENY: I move to recommend denial of the Wellen Park Fire Station No. 87, Petition No. PSPP-25-03327, and that the City Commission find that, based on the competent and substantial evidence, the Preliminary Subdivision Plat:

[include all applicable factors below]

1. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the Preliminary Subdivision Plat fails to meet each specific regulation]

CITY COMMISSION—

MOTION TO DENY: I move to deny Resolution No. 2025-R-73, Wellen Park Fire Station No. 87, Petition No. PSPP-25-03327, and find that, based on the competent and substantial evidence, the Preliminary Subdivision Plat:

[include all applicable factors below]

1. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the preliminary subdivision plat fails to meet each specific regulation];

2. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the preliminary subdivision plat fails to meet each specific regulation].

IX. EXHIBITS

A.	Preliminary Subdivision Plat
B.	Affidavit
C.	Ownership Documents
D.	Title Assurance
E.	Public Notice

MAJOR SITE AND DEVELOPMENT PLANS

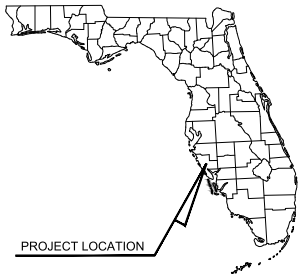
FOR

FIRE STATION 87

SECTION 03, TOWNSHIP 40 S, RANGE 20 E

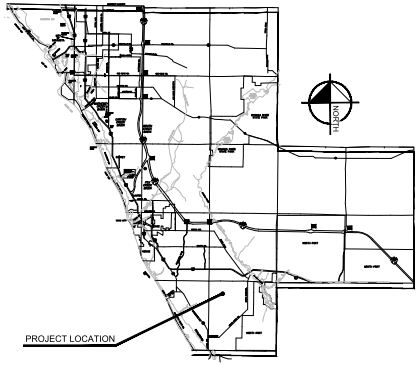
NORTH PORT, FLORIDA

FEBRUARY 2025

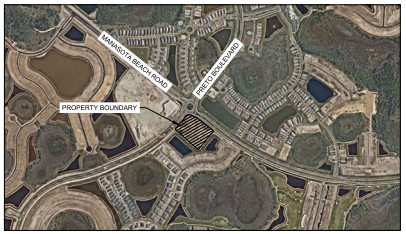


GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, WEST VILLAGES IMPROVEMENT DISTRICT, CITY OF NORTH PORT UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT AND / OR SARASOTA COUNTY TREE PROTECTION ORDINANCE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND THE DETAILS SHOWN ON DWGS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PLAN, THE N.P.D.E.S. PERMIT, THE ENVIRONMENTAL RESOURCE PERMIT, AND THE CITY OF NORTH PORT DEVELOPMENT PERMIT. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY CAGE ENGINEERING, INC..
11. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
13. IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY AT THE CONTRACTOR'S EXPENSE.
14. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO THE CITY OF NORTH PORT STANDARDS, LATEST REVISIONS.
15. THE BEST MANAGEMENT PRACTICES (BMPS) MANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.
16. ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
17. IF THE CONTRACTOR ENCOUNTERS A CONFINING SOIL LAYER (CLAYEY SOILS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSED STORMWATER PONDS, THE CONTRACTOR SHALL STOP EXCAVATION ACTIVITIES IN THE AREA AND NOTIFY THE ENGINEER WITHIN 24 HOURS.
18. CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO THE SITE THROUGHOUT CONSTRUCTION.
19. ALL CONTRACTOR VEHICLES AND DUMPSTERS SHALL BE PARKED ON ONLY ONE SIDE OF THE STREET TO MAINTAIN A 12' WIDE MINIMUM CLEARANCE FOR EMERGENCY VEHICLES THROUGHOUT CONSTRUCTION.
20. STAND ALONE BUILDING PERMITS ARE REQUIRED ON PRIMARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
21. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10 FEET. NO JOINTS SHALL BE CLOSER THAN 4 FEET.
22. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWFWMD ERP INFORMATION MANUAL, LATEST EDITION, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.



VICINITY MAP



PROJECT DATA:

FIRE STATION NO. PROJECT AREA: 4.77± AC.

PROPOSED OPEN SPACE AREA: 3.11± AC. (INCLUDES LAKES & WETLANDS)

OPEN SPACE %: 65.2% (BASED ON PROJECT AREA)

PROJECT FAR CALCULATION: 0.05

REQUIRED PARKING CALCULATIONS (VILLAGE J VDPP):

FIRE STATION:
REQUIRED SPACES: 13,745 SF X 1 SPACE/500 SF = 28 SPACES
PROVIDED SPACES: 39 SPACES

BUILDING HEIGHT:
ALLOWABLE BUILDING HEIGHT PER VILLAGE J VDPP = 120 FT
PROPOSED MAX. BUILDING HEIGHT = 35 FT

Sheet List Table

Sheet Number	Sheet Title
A-0	COVER
A-1	GENERAL NOTES
A-2	AERIAL SITE PLAN
A-3	EXISTING CONDITIONS PLAN
A-4	SITE PLAN
B-1	MASTER DRAINAGE PLAN
B-2	BEST MANAGEMENT PRACTICES
B-3	BEST MANAGEMENT PRACTICES DETAILS
B-4	GRADING AND DRAINAGE PLAN
B-5	GRADING DETAILS
B-6	DRAINAGE DETAILS
B-7	CROSS SECTIONS
C-1	MASTER UTILITY PLAN
C-2	GENERAL DETAILS
C-3	GENERAL DETAILS
C-4	SANITARY DETAILS
C-5	WATER DETAILS
L-1	CODE REQUIRED LANDSCAPE PLAN
L-50	LANDSCAPE SPECIFICATIONS
L-51	LANDSCAPE DETAILS

DEVELOPER:
MANASOTA BEACH RANCHLANDS, LLLP
19503 S. WEST VILLAGES PKWY, UNIT #14
VENICE, FL 34293
PH: (941)999-4822
CONTACT: JOHN LUCZYNSKI

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236
PH :(941)379-7600
CONTACT: DAVID GOMEZ, P.E.

LANDSCAPE ARCHITECTURE:
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236
PH :(941)379-7600
CONTACT: CHRISTOPHER CIANFAGLIONE

ENVIRONMENTAL:
MONARCH ECOLOGY GROUP
3431 PINE VALLEY DRIVE
SARASOTA, FL 34239
PH :941-374-6339
CONTACT: KERRI MACNUTT

SURVEYOR:
CAGE ENGINEERING, INC.
12260 EVERGLOW DRIVE, SUITE A6
VENICE, FL 34293
PH : 630-532-3367

LIST OF UTILITY CONTACTS:

WATER AND WASTEWATER:
CITY OF NORTH PORT UTILITIES DEPT
6644 WEST PRICE BOUELVARD
NORTH PORT, FL 34291
(941) 240-8010

TELEPHONE:
FRONTIER
1701 RINGLING BLVD.
SARASOTA, FL 34236
(941) 952-5624

CATV:
COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FL 34232
(941) 342-3577

ELECTRIC:
FLORIDA POWER & LIGHT
2245 MURPHY CT.
NORTH PORT, FL 34289
(941) 947-4238

GAS:
TECO / PEOPLES GAS
8261 VICO CT.
SARASOTA, FL 34240
(941) 342-4020

PREPARED BY
Kimley»Horn

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE (941) 379-7600
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 335.075(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

David Gomez
DAVID GOMEZ
No.97757
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID GOMEZ, P.E.
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

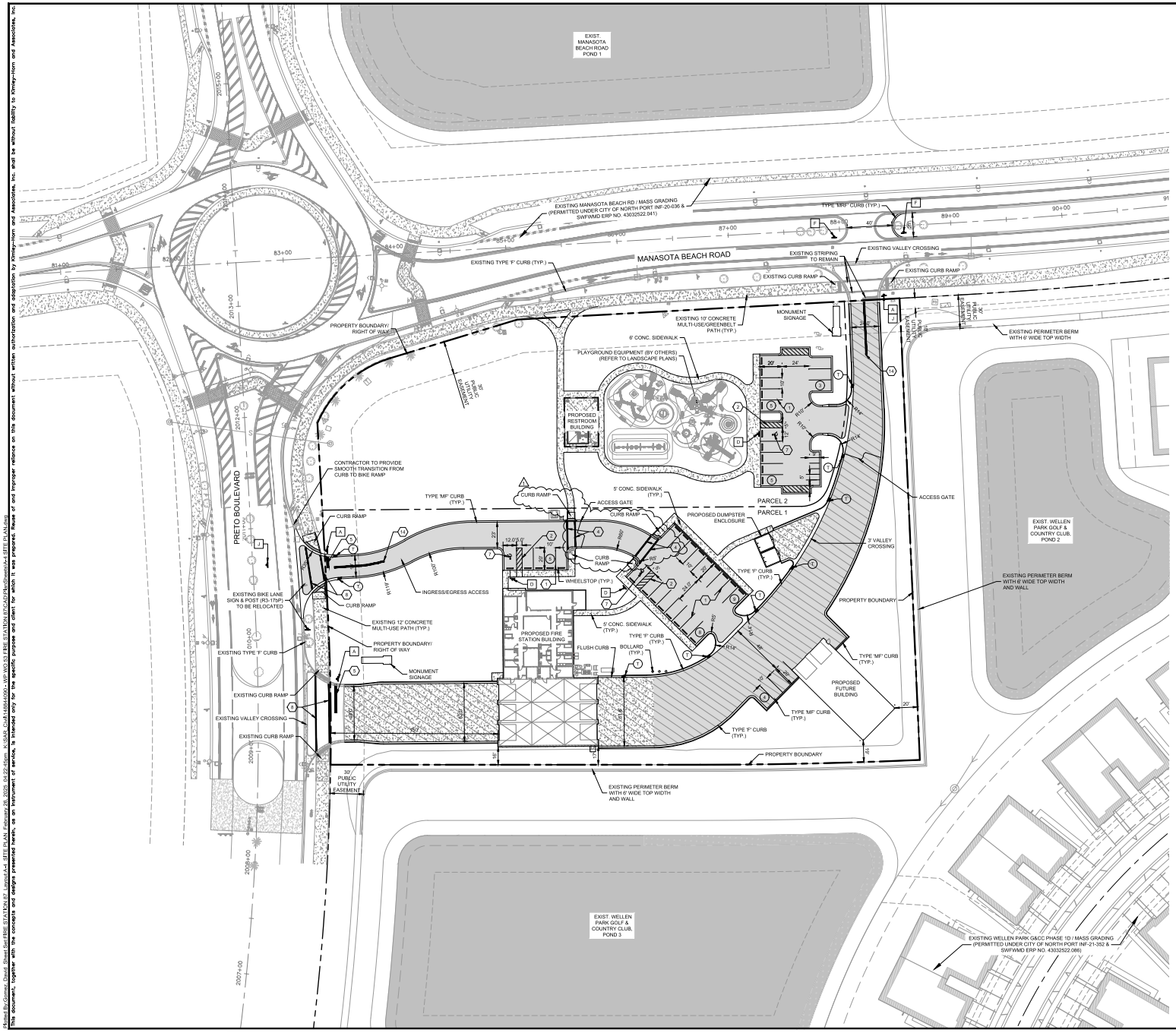
DAVID GOMEZ, P.E. No. 97757
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
1800 SECOND STREET, SUITE 900
SARASOTA, FLORIDA 34236

DAVID GOMEZ, P.E.
FLA. P.E. LICENSE # 97757
REGISTRY No. 35106

DATE:

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
Plotted By:Gomez, David Sep 09th, 2024 7:06 AM Z:\Kimley-Horn\MANASOTA BEACH RANCHLANDS - FIRE STATION 87\CAD\Civil\Site\Plans\Site\COVER.dwg

Exhibit A - Preliminary Subdivision Plat



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND:

- ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT
- STANDARD-DUTY CONCRETE
- HEAVY-DUTY CONCRETE
- WATER SURFACE
- ROAD CENTERLINE
- PARKING COUNT

SIGNAGE & PAVEMENT MARKING LEGEND

1. 4" WIDE SOLID WHITE STRIPE
2. 4" WIDE SOLID BLUE STRIPE
3. 6" WIDE SOLID WHITE STRIPE (LANE LINE)
4. 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
5. 24" WIDE SOLID WHITE LINE (STOP LINE)
6. 18" WIDE SOLID YELLOW LINE (GORE)
7. HANDICAP PARKING (SEE SHEET 8-5 FOR DETAILS)
8. PAVEMENT WHITE DIRECTIONAL ARROW
9. 4" WIDE SOLID GREEN STRIPE FOR ELECTRIC VEHICLE PARKING SPACE
10. WHITE HELMETED BICYCLIST SYMBOL
11. WHITE BIKE LANE ARROW
12. DOUBLE 6" WHITE SOLID WHITE STRIPE
13. DOUBLE 6" WIDE 2'-4' WHITE DOTTED GUIDE LINE
14. DOUBLE 6" YELLOW LINE W/ 4" GAP

- A "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- D HANDICAP PARKING SIGN AND POST (R7-8)
- E "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
- F "DO NOT ENTER" SIGN & POST (R5-1, 30"x30")
- G "RIGHT TURN ONLY" SIGN (R3-5 RIGHT)
- H "ELECTRIC VEHICLE PARKING SPACE" SIGN IN ACCORDANCE WITH MUTCD
- I "BIKE LANE" SIGN AND POST (R3-17, B/W, 24"x18") WITH "ENDS" PLAQUE (R3-17bP, B/W, 24"x18")
- J "ONE WAY" W/ RIGHT ARROW SIGN AND POST (R6-1R, B/W, 36"X12")

NOTES:
1. ALL EDGE OF PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
2. CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 522-002
3. ENTRANCE AND EXIT GATES ARE TO BE UTILIZED FOR EMERGENCY ACCESS. GATES ARE TO BE ACCESSED BY SITEN ACTIVATION UTILIZING THE "FELIPP" MODE.
4. ALL PAVEMENT MARKINGS AND STRIPING, EXCEPT FOR STANDARD PARKING STALL LINES, LOADING ZONES, AND FIRE LANES, SHALL BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. STANDARD PARKING STALL LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

No.	REVISIONS	DATE	BY
1	ADDED CURB RAMPS, SIGNAGE, STRIPING, AND NOTES	02/06/2026	DG

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900, SARASOTA, FL. 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID GOMEZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DAVID GOMEZ, P.E. NO. 87757
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY NO. 35106
1800 2ND STREET, SUITE 900
SARASOTA, FLORIDA 34236

KHA PROJECT 148944090	
DATE	FEBRUARY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

SITE PLAN

FIRE STATION #87
PREPARED FOR
MANASOTA BEACH RANCHLANDS, LLLP
NORTH PORT FL

SHEET NUMBER
A-4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT

BEFORE ME, the undersigned authority personally appeared David Gomez, P.E.
who being by me first duly sworn on oath, deposes and says:

1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of North Port, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of North Port, Florida, and are **Not Returnable**.
2. That he/she desires Subdivision, Final Plat approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

(Agent/Applicant's Signature)

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF ~~NORTH PORT~~ SARASOTA

The foregoing instrument was acknowledged before me this 4th day of March, 2025, by David Gomez, who is personally known to me or who has produced _____ as identification.

(SEAL)

SUSAN M. JOHNSON
MY COMMISSION # HH 182275
EXPIRES: January 29, 2026
Bonded Thru Notary Public Underwriters

Notary Public (Signature)

SUSAN M JOHNSON
Print or type Notary Name

Commission (serial) Number HH182275

My Commission Expires: January 29, 2026

Property Information Report

First American Issuing Office: First American Title Insurance Company
10210 Highland Manor Drive, Ste 120

First American File Number: **2240-2812246**

Prepared For: Mattamy Homes
4901 Vineland Road, Suite 450
Orlando, FL 32811

Legal Description:

Tract 102, MANASOTA BEACH RANCHLANDS PLAT NO. 1, according to the plat thereof as recorded in Plat Book 55, Page 367 through 373, inclusive, of the public records of Sarasota County, Florida.

1. ***Grantee(s) In Last Deed of Record:***

West Villages Improvement District, an Independent Special District as disclosed by the Dedication of the plat of MANASOTA BEACH RANCHLANDS PLAT NO. 1, as recorded in Plat Book 55, Pages 367 through 373, inclusive, of the public records of Sarasota County, Florida.

2. ***Encumbrances/Matters Affecting Title*** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument	**O.R. Book**	**Page**
Plat of MANASOTA BEACH RANCHLANDS PLAT NO. 1	Plat Book 55	367 through 373
Right-of-Way Agreement	986	905
Declaration of Covenants, Conditions, Restrictions and Easements	Instrument No. 2004216589	
Notice of Establishment of West Villages Improvement District	Instrument No. 2004223490	
Easement	Instrument No. 2005089339	
Water and Wastewater Interim Utilities Agreement	Instrument No. 2005089520	
Declaration of Covenants, Conditions, Restrictions and Easements	Instrument No. 2005197548	
Amendment	Instrument No. 2005257191	
Notice of Promissory Note Sale	Instrument No. 2006023618	
Consent Agreement	Instrument No. 2006126669	
Amendment	Instrument No. 2007018906	

Notice and Disclosure of Taxing Authority by West Villages Improvement District	Instrument No. 2007048565
Amended and Restated Utility Agreement	Instrument No. 2007064870
Easement Agreement	Instrument No. 2007150241
West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1	Instrument No. 2007176566
Notice	Instrument No. 2008055051
Amendment	Instrument No. 2008099652
Dedication Agreement	Instrument No. 2016136666
First Amendment	Instrument No. 2017082888
Assignments of Educational System Impact Fee Credits	Instrument No. 2017110721
West Villages Improvement District Unit of Development No. 1	Instrument No. 2017111575
Collateral Assignment and Assumption of Development Rights	Instrument No. 2017111576
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111577
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111578
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111579
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111580
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111581
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111582
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111583
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111584
Assignment	Instrument No. 2017117935
Assignment	Instrument No. 2017127518
Assignment	Instrument No. 2017130231
Assignment	Instrument No. 2017154368
Notice	Instrument No. 2018000839
Assignment	Instrument No. 2018010588
Assignment	Instrument No. 2018030963
Assignment	Instrument No. 2018037575
Assignment	Instrument No. 2018049097
Resolution No. 2018-10	Instrument No. 2018084717

Assignment	Instrument No. 2018094442
City of North Port Ordinance No. 2018-08	Instrument No. 2018105750
Assignment	Instrument No. 2018121028
Restrictive Covenant	Instrument No. 2018128694
Assignment	Instrument No. 2018141014
Notice of Establishment of the West Villages Improvement District Unit of Development No. 6	Instrument No. 2018142894
Resolution No. 2018-22	Instrument No. 2018154491
Irrigation Water Supply Agreement	Instrument No. 2018159052
Notice of Establishment of the West Villages Improvement District Unit of Development No. 7	Instrument No. 2018164671
Assignment	Instrument No. 2019007128
Assignment	Instrument No. 2019034485
Assignment	Instrument No. 2019061327
West Villages Developer Agreement (Post Annexation)	Instrument No. 2020042302
West Villages Improvement District Instrument	Instrument No. 2021072090
Collateral Assignment	Instrument No. 2021072094
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2021072095
Declaration of Restrictive Covenant	Instrument No. 2021153734
Record Notice of Environmental Resource Permit	Instrument No. 2022068841
Record Notice of Environmental Resource Permit	Instrument No. 2022068842
Notice of Amended Boundary of the West Villages Improvement District	Instrument No. 2022121327
Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 6	Instrument No. 2022121328
Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1	Instrument No. 2022198036
Record Notice of Environmental Resource Permit	Instrument No. 2023167185
Amendment and Restatement of West Villages Developer Agreement (Post Annexation)	Instrument No. 2024156163

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0807051000 for tax year 2024
Gross Tax: $0.00 (X) Paid ( ) Not Paid.

Customer File Number:
FATIC File Number: 2812246

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from December 29, 1989 to December 16, 2024 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Sarasota County, Florida, affecting title to the property described therein. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property in formation report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

Leslie Lambert, as Vice President

Dated: 01/08/2025

MANASOTA BEACH RANCHLANDS PLAT NO. 1

PLAT BOOK 55 PAGE 367

SHEET 1 OF 7

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021180280 7 PG(S)
October 04, 2021 11:18:17 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Manasota Beach Ranchlands LLLP, a florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled, "MANASOTA BEACH RANCHLANDS PLAT NO. 1", and does hereby grant, convey and dedicate to West Villages Improvement District, an independent special district created pursuant to Chapter 189, Florida Statutes (the "District"), Tracts 101, 102, 500, 501, 502, 503, 504, 505, and 506, as described and depicted on this plat.

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

IN WITNESS WHEREOF, the undersigned Company, has caused this pesents to be executed in its name this 17th day of August, A.D., 2021.

WITNESS:
Print Name: Tom Buckley
WITNESS:
Print Name: JOSEPH FORTINO

MANASOTA BEACH RANCHLANDS, 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. Severence, Vice President

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17 day of August, 2021, by Richard P. Severence, as Vice President 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 MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, on behalf of 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.

Debra Zimmerman
Signature of Notary Public
DEBRA Zimmerman
Print Name of Notary Public
I am a Notary Public of the State of Florida and my commission expires on 6/29/23.

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the fee simple absolute dedication of, and perpetual maintenance obligation for, Right of Way Tract 101, Future Public Safety Building Tract 102, and the Stormwater Management Tracts 500, 501, 502, 503, 504, 505, and 506, as shown hereon, and hereby accepts the Utility and Drainage Easements as shown hereon.

By: Wm. R. Crosley
ASST Secretary,

By: _____
Chairman

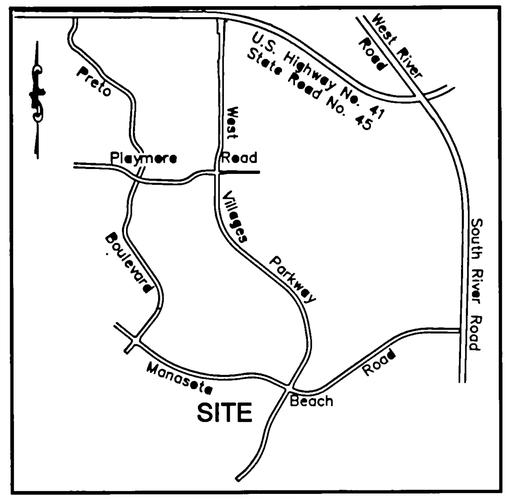
Date: AUG. 17, 21

WITNESS:
Print Name: Tom Buckley
WITNESS:
Print Name: JOSEPH FORTINO

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17 day of August, 2021, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an Independent Special District created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has ☐ produced a _____ as identification. If no type of identification is indicated, the above named person ☑ is personally known to me.

Debra Zimmerman
Signature of Notary Public
DEBRA Zimmerman
Print Name of Notary Public
I am a Notary Public of the State of Florida and my commission expires on 6/29/23



LOCATION MAP
NOT TO SCALE

TRACT LEGEND

NUMBER	DESCRIPTION
101	*Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement*
102	*Future Public Safety Building*
500 504 501 505 502 506 503	*Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.*

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.

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.

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 Numbers 12115C0365F, and 12115C0370F, Maps 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 9, 2021. The permanent Control Points (PCP's), Bench Marks (BMs) and lot boundary corners installation date will be certified by a recorded affidavit.

July 9, 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

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 16th day of September, A.D. 2021.

BY: Rita S. Hester
Vice Chairperson

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording, this 23rd day of September, A.D. 2021.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

_____ 9/17/21
City Surveyor & Mapper Date:

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

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

BY: _____ 09.22.2021
City Engineer Date

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This 30th day of SEPT., A.D. 2021.

APPROVED BY: Vicki "Vic" E. 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 367, Public Records of Sarasota County, Florida, this 4th day of October, A.D., 2021.

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

By: Rudy Szabo
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

MANASOTA BEACH RANCHLANDS PLAT NO. 1

PLAT BOOK 55 PAGE 368

SHEET 2 OF 7

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A part of Sections 3, 5, 8, 9, and 10, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Commence at the North Quarter Corner of Section 10, Township 40 South, Range 20 East, Sarasota County, Florida; thence along the North line of said Northwest Quarter of Section 10, N 89°17'43" W, a distance of 209.25 feet to the west Right of Way line of South River Road, as described in Official Records Instrument #2008060371 of the Public Records of Sarasota County, Florida, also being the POINT OF BEGINNING; thence along said West Right of Way line as described in Official Records Instrument #2008060371, S 00°28'30" W a distance of 49.07 feet; thence N 89°17'37" W a distance of 1071.16 feet; to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 35°51'31", a chord bearing of S 72°46'38" W, and a chord length of 1314.49 feet; thence along the arc of said curve, an arc length of 1336.19 feet; thence S 54°50'52" W a distance of 1236.70 feet to a point on a curve to the left, having a radius of 153.00 feet, a central angle of 47°21'26", a chord bearing of S 15°04'13" W, and a chord length of 122.89 feet; thence along the arc of said curve, an arc length of 126.46 feet; thence S 09°21'26" E, a distance of 100.95 feet to a point on a curve to the left, having a radius of 485.00 feet, a central angle of 06°02'56", a chord bearing of S 12°43'49" E, and a chord length of 51.18feet; thence along the arc of said curve, an arc length of 51.20 feet to a point on a reverse curve to the right, having a radius of 95.00 feet, a central angle of 98°47'50", a chord bearing of S 33°38'38" W, and a chord length of 144.26 feet; thence along the arc of said curve, an arc length of 163.81 feet; thence S 83°02'33" W, a distance of 124.30 feet to a point on a curve to the left, having a radius of 65.00 feet, a central angle of 52°00'45", a chord bearing of S 57°02'11" W, and a chord length of 57.00 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S 31°01'48" W, a distance of 87.29 feet to a point on a curve to the right, having a radius of 95.00 feet, a central angle of 104°42'51", a chord bearing of S 83°23'14" W, and a chord length of 150.45 feet; thence along the arc of said curve, an arc length of 173.62 feet; thence N 44°15'21" W, a distance of 23.73 feet to a point on a curve to the left, having a radius of 183.00 feet, a central angle of 66°11'02", a chord bearing of N 77°20'52" W, and a chord length of 199.83 feet; thence along the arc of said curve, an arc length of 211.39 feet; thence S 54°50'52" W, a distance of 606.21 feet to a point on a curve to the right, having a radius of 1165.00 feet, a central angle of 56°04'48", a chord bearing of S 82°53'17" W, and a chord length of 1095.31 feet; thence along the arc of said curve, an arc length of 1140.28 feet; thence N 74°02'32" W a distance of 149.78 feet to a point on a curve to the left, having a radius of 85.00 feet, a central angle of 39°46'27", a chord bearing of S 86°07'30" W, and a chord length of 57.83 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S 30°34'52" W a distance of 945.90 feet to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 19°50'26", a chord bearing of S 20°39'39" W, and a chord length of 735.63 feet; thence along the arc of said curve, an arc length of 739.32 feet to a point on a reverse curve to the right, having a radius of 2265.00 feet, a central angle of 05°25'28", a chord bearing of S 13°27'10" W, and a chord length of 214.36 feet; thence along the arc of said curve, an arc length of 214.44 feet; thence S 73°50'06" E a distance of 79.04 feet to a point on a curve to the right, having a radius of 67.00 feet, a central angle of 49°47'43", a chord bearing of S 48°56'15" E, and a chord length of 56.41 feet; thence along the arc of said curve, an arc length of 58.23 feet; thence S 24°02'24" E a distance of 52.17 feet to a point on a curve to the left, having a radius of 53.00 feet, a central angle of 20°57'59", a chord bearing of S 34°31'23" E, and a chord length of 19.29 feet; thence along the arc of said curve, an arc length of 19.39 feet; thence S 45°00'23" E a distance of 85.92 feet to a point on a curve to the left, having a radius of 53.00 feet, a central angle of 18°04'21", a chord bearing of S 54°02'33" E, and a chord length of 16.65 feet; thence along the arc of said curve, an arc length of 16.72 feet; thence S 63°04'43" E a distance of 9.91 feet to a point on a curve to the right, having a radius of 107.00 feet, a central angle of 80°38'56", a chord bearing of S 22°45'15" E, and a chord length of 138.48 feet; thence along the arc of said curve, an arc length of 150.61 feet; thence S 17°34'13" W a distance of 51.16 feet to a point on a curve to the right, having a radius of 1007.00 feet, a central angle of 10°01'39", a chord bearing of S 22°35'02" W, and a chord length of 176.01 feet; thence along the arc of said curve, an arc length of 176.24 feet to a point on a reverse curve to the left, having a radius of 103.00 feet, a central angle of 67°04'13", a chord bearing of S 05°56'15" E, and a chord length of 113.80 feet; thence along the arc of said curve, an arc length of 120.57 feet to a point on a reverse curve to the right, having a radius of 47.00 feet, a central angle of 106°27'33", a chord bearing of S 13°45'25" W, and a chord length of 75.30 feet; thence along the arc of said curve, an arc length of 87.33 feet to a point on a reverse curve to the left, having a radius of 493.00 feet, a central angle of 33°28'23", a chord bearing of S 50°15'00" W, and a chord length of 283.94 feet; thence along the arc of said curve, an arc length of 288.02 feet to a point on a reverse curve to the right, having a radius of 107.00 feet, a central angle of 95°38'30", a chord bearing of S 81°20'04" W, and a chord length of 158.58 feet; thence along the arc of said curve, an arc length of 178.61 feet; thence N 50°50'41" W a distance of 154.43 feet; thence N 52°07'14" W a distance of 115.22 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 14°52'19", a chord bearing of S 45°18'55" W, and a chord length of 586.26 feet; thence along the arc of said curve, an arc length of 587.91 feet to a point on a reverse curve to the left, having a radius of 2135.00 feet, a central angle of 04°26'33", a chord bearing of S 50°31'48" W, and a chord length of 165.50 feet; thence along the arc of said curve, an arc length of 165.54 feet; thence N 41°41'29" W a distance of 130.00 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 04°26'33", a chord bearing of N 50°31'48" E, and a chord length of 175.58 feet; thence along the arc of said curve, an arc length of 175.62 feet to a point on a reverse curve to the left, having a radius of 2135.00 feet, a central angle of 12°22'45", a chord bearing of N 46°33'42" E, and a chord length of 460.39 feet; thence along the arc of said curve, an arc length of 461.28 feet; thence N 36°42'52" E a distance of 97.65 feet to a point on a curve to the left, having a radius of 2131.00 feet, a central angle of 03°32'15", a chord bearing of N 35°58'56" E, and a chord length of 131.55 feet; thence along the arc of said curve, an arc length of 131.57 feet; thence N 47°02'59" E a distance of 17.69 feet to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 23°00'37", a chord bearing of N 22°14'44" E, and a chord length of 851.67 feet; thence along the arc of said curve, an arc length of 857.42 feet to a point on a reverse curve to the right, having a radius of 2265.00 feet, a central angle of 19°50'26", a chord bearing of N 20°39'39" E, and a chord length of 780.42 feet; thence along the arc of said curve, an arc length of 784.33 feet; thence N 30°34'52" E a distance of 931.02 feet to a point on a curve to the left, having a radius of 50.00 feet, a central angle of 94°45'00", a chord bearing of N 16°47'38" W, and a chord length of 73.58 feet; thence along the arc of said curve, an arc length of 82.69 feet; thence N 64°10'08" W a distance of 571.05 feet to a point on a curve to the left, having a radius of 1385.00 feet, a central angle of 13°41'16", a chord bearing of N 71°00'47" W, and a chord length of 330.09 feet; thence along the arc of said curve, an arc length of 330.87 feet; thence S 23°22'08" W a distance of 33.61 feet to a point on a curve to the right, having a radius of 52.04 feet, a central angle of 67°50'15", a chord bearing of S 19°15'17" E, and a chord length of 58.08 feet; thence along the arc of said curve, an arc length of 61.61 feet; thence S 14°23'47" W a distance of 168.10 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 62°50'01", a chord bearing of S 45°48'48" W, and a chord length of 57.34 feet; thence along the arc of said curve, an arc length of 60.32 feet; thence S 77°13'48" W a distance of 26.69 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 80°33'37", a chord bearing of N 62°29'24" W, and a chord length of 71.12 feet; thence along the arc of said curve, an arc length of 77.33 feet; thence N 22°12'35" W a distance of 28.67 feet to a point on a curve to the right, having a radius of 60.00 feet, a central angle of 55°52'21", a chord bearing of N 05°43'36" E, and a chord length of 56.22 feet; thence along the arc of said curve, an arc length of 58.51 feet; thence N 33°39'47" E a distance of 55.70 feet to a point on a curve to the left, having a radius of 18.00 feet, a central angle of 180°00'00", a chord bearing of N 56°20'13" W, and a chord length of 36.00 feet; thence along the arc of said curve, an arc length of 56.55 feet; thence S 33°39'47" W a distance of 36.32 feet to a point on a curve to the right, having a radius of 60.00 feet, a central angle of 81°53'11", a chord bearing of S 74°36'23" W, and a chord length of 78.64 feet; thence along the arc of said curve, an arc length of 85.75 feet; thence N 64°27'02" W, a distance of 56.06 feet to a point on a curve to the left, having a radius of 95.00 feet, a central angle of 22°23'45", a chord bearing of N 75°38'54" W, and a chord length of 36.90 feet; thence along the arc of said curve, an arc length of 37.13 feet; thence N 86°50'47" W, a distance of 16.39 feet to a point on a curve to the right, having a radius of 45.00 feet, a central angle of 76°05'32", a chord bearing of N 48°48'01" W, and a chord length of 55.47 feet; thence along the arc of said curve, an arc length of 59.76 feet; thence N 10°45'15" W, a distance of 118.88 feet to a point on a curve to the left, having a radius of 1385.00 feet, a central angle of 03°48'23", a chord bearing of S 82°13'25" W, and a chord length of 91.99 feet; thence along the arc of said curve, an arc length of 92.01 feet to a point on a reverse curve to the right, having a radius of 4076.41 feet, a central angle of 48°15'34", a chord bearing of N 75°33'00" W, and a chord length of 3332.91 feet; thence along the arc of said curve, an arc length of 3433.51 feet; thence N 51°25'13" W, a distance of 47.29 feet; thence S 39°14'40" W, a distance of 414.73 feet to a point on a curve to the right, having a radius of 4491.41 feet, a central angle of 02°30'58", a chord bearing of N 49°29'51" W, and a chord length of 197.23 feet; thence along the arc of said curve, an arc length of 197.25 feet; thence N 48°14'21" W a distance of 331.70 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 01°58'51", a chord bearing of S 43°27'33" W, and a chord length of 78.30 feet; thence along the arc of said curve, an arc length of 78.31 feet; thence N 45°33'01" W, a distance of 130.00 feet to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 05°52'12", a chord bearing of N 41°30'53" E, and a chord length of 218.63 feet; thence along the arc of said curve, an arc length of 218.73 feet; thence N 38°34'47" E a distance of 158.55 feet to a point on a curve to the left, having a radius of 345.00 feet, a central angle of 13°39'40", a chord bearing of N 19°23'12" E, and a chord length of 82.06 feet; thence along the arc of said curve, an arc length of 82.26 feet; thence N 51°25'13" W, a distance of 786.07 feet; thence N 38°34'47" E a distance of 130.00 feet to the southerly boundary line of lands described in Official Records Instrument #2020070402, of the Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument #2020070402, the following five (5) courses: (1) S 51°25'13" E, a distance of 743.44 feet; (2) thence S 70°22'36" E, a distance of 56.38 feet to a point on a curve to the left, having a radius of 55.00 feet, a central angle of 19°25'51", a chord bearing of S 80°05'32" E, and a chord length of 18.56 feet; (3) thence along the arc of said curve, an arc length of 18.65 feet; (4) thence N 38°34'50" E, a distance of 944.18 feet to a point on a curve to the left, having a radius of 935.00 feet, a central angle of 17°54'33", a chord bearing of N 29°37'34" E, and a chord length of 291.07 feet; (5) thence along the arc of said curve, an arc length of 292.26 feet to the southerly terminus of the Right of Way for Preto Boulevard as described in Official Records Instrument #2020153279, of the Public Records of Sarasota County, Florida; thence S 69°19'42" E, a distance of 130.07 feet to the westerly line of lands described in Official Records Instrument #2020135796, of the Public Records of Sarasota County, Florida, also being a point on a curve to the right, having a radius of 1065.00 feet, a central angle of 17°53'41", a chord bearing of S 29°37'57" W, and a chord length of 331.27 feet; thence along the boundary line of said lands described in Official Records Instrument #2020135796, the following six (6) courses: (1) along the arc of said curve, an arc length of 332.62 feet; (2) thence S 38°34'47" W, a distance of 839.08 feet to a point on a curve to the left, having a radius of 293.90 feet, a central angle of 16°36'16", a chord bearing of S 16°52'43" W, and a chord length of 84.87 feet; (3) thence along the arc of said curve, an arc length of 85.17 feet; (4) thence S 08°34'35" W, a distance of 62.05 feet; (5) thence S 51°25'13" E a distance of 512.79 feet to a point on a curve to the left, having a radius of 3946.41 feet, a central angle of 05°59'35", a chord bearing of S 54°25'00" E, and a chord length of 412.59 feet; (6) thence along the arc of said curve, an arc length of 412.78 feet to the Southeast Corner of said lands described in Official Records Instrument #2020135796, same being a point on a compound curve to the left, having a radius of 3946.41 feet, a central angle of 42°16'00", a chord bearing of S 78°32'47" E, and a chord length of 2845.67 feet; thence along the arc of said curve, an arc length of 2911.23 feet to a point on a reverse curve to the right, having a radius of 1514.99 feet, a central angle of 35°30'39", a chord bearing of S 81°55'28" E, and a chord length of 924.00 feet; thence along the arc of said curve, an arc length of 938.96 feet; thence S 64°10'08" E a distance of 558.72 feet to a point on a curve to the left, having a radius of 577.00 feet, a central angle of 02°54'55", a chord bearing of S 80°22'16" E, and a chord length of 29.36 feet, thence along the arc of said curve, an arc length of 29.36 feet to a point on a compound curve to the left, having a radius of 55.00 feet, a central angle of 16°39'23", a chord bearing of N 89°50'35" E, and a chord length of 15.93 feet; thence along the arc of said curve, an arc length of 15.99 feet; thence N 81°30'54" E, a distance of 46.48 feet; thence N 30°34'52" E, a distance of 936.12 feet to a point on a curve to the left, having a radius of 1150.00 feet, a central angle of 36°40'42", a chord bearing of N 12°14'31" E, and a chord length of 723.67 feet; thence along the arc of said curve, an arc length of 736.18 feet to the Southeast Corner of lands described in Official Records Instrument #2020069589 of the Public Records of Sarasota County, Florida same being a point on a curve to the left having a radius of 1150.00 feet, a central angle of 02°54'21", a chord bearing of N 07°33'00" W, and a chord length of 58.32 feet; thence along the boundary line of said lands described in Official Records Instrument #2020069589 the following two (2) courses: (1) along the arc of said curve, and arc length of 58.33 feet; (2) N 09°00'11" W, a distance of 11.92 feet to a point on the southerly terminus of the Right of Way for West Villages Parkway as described in Official Records Instrument #2021017985 of the Public Records of Sarasota County, Florida; thence N 80°59'49" E, along said southerly terminus of the Right of Way of West Villages Parkway as described in Official Records Instrument #2021017985, a distance of 130.00 feet; thence S 09°00'11" E, leaving said terminus of Right of Way, a distance of 11.92 feet to a point on a curve to the right, having a radius of 1280.00 feet, a central angle of 07°20'28", a chord bearing of S 05°19'57" E, and a chord length of 163.89 feet; thence along the arc of said curve, an arc length of 164.00 feet; thence N 88°20'17" E, a distance of 78.89 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 13°10'03", a chord bearing of S 85°04'42" E, and a chord length of 12.61 feet; thence along the arc of said curve, an arc length of 12.64 feet to a point on a reverse curve to the left, having a radius of 1854.39 feet, a central angle of 07°14'18", a chord bearing of S 82°06'49" E, and a chord length of 234.12 feet; thence along the arc of said curve, an arc length of 234.27 feet to a point on a reverse curve to the right, having a radius of 55.00 feet, a central angle of 141°02'47", a chord bearing of S 15°12'36" E, and a chord length of 103.71 feet; thence along the arc of said curve, an arc length of 135.39 feet to a point on a reverse curve to the left, having a radius of 275.00 feet, a central angle of 53°50'19", a chord bearing of S 28°23'38" W, and a chord length of 249.00 feet; thence along the arc of said curve, an arc length of 258.41 feet to a point on a reverse curve to the right, having a radius of 155.00 feet, a central angle of 99°04'56", a chord bearing of S 51°00'57" W, and a chord length of 235.87 feet; thence along the arc of said curve, an arc length of 268.04 feet; thence N 79°26'35" W a distance of 127.64 feet to a point on a curve to the right, having a radius of 1280.00 feet, a central angle of 10°34'29", a chord bearing of S 25°17'37" W, and a chord length of 235.91 feet; thence along the arc of said curve, an arc length of 236.24 feet; thence S 30°34'52" W a distance of 398.55 feet; thence S 59°25'08" E a distance of 135.00 feet to a point on a curve to the right, having a radius of 110.00 feet, a central angle of 77°35'17", a chord bearing of S 20°37'30" E, and a chord length of 137.83 feet; thence along the arc of said curve, an arc length of 148.96 feet to a point on a reverse curve to the left, having a radius of 165.00 feet, a central angle of 92°09'49", a chord bearing of S 27°54'46" E, and a chord length of 237.71 feet; thence along the arc of said curve, an arc length of 265.41 feet to a point on a reverse curve to the right, having a radius of 100.00 feet, a central angle of 73°21'36", a chord bearing of S 37°18'52" E, and a chord length of 119.47 feet; thence along the arc of said curve, an arc length of 128.04 feet; thence S 00°38'04" E, a distance of 120.00 feet to a point on a curve to the left, having a radius of 1035.00 feet, a central angle of 28°53'00", a chord bearing of N 69°17'22" E, and a chord length of 516.25 feet; thence along the arc of said curve, an arc length of 521.75 feet; thence N 54°50'52" E a distance of 2201.01 feet; thence N 35°09'08" W a distance of 82.00 feet to a point on a curve to the right, having a radius of 57.00 feet, a central angle of 31°52'30", a chord bearing of N 19°12'53" W, and a chord length of 31.30 feet; thence along the arc of said curve, an arc length of 31.71 feet; thence N 03°16'38" W, a distance of 16.57 feet to a point on a curve to the left, having a radius of 32.00 feet, a central angle of 63°14'03", a chord bearing of N 34°53'39" W, and a chord length of 33.55 feet; thence along the arc of said curve, an arc length of 35.32 feet; thence N 66°30'41" W, a distance of 19.49 feet to a point on a curve to the right, having a radius of 93.00 feet, a central angle of 17°44'03", a chord bearing of N 57°38'40" W, and a chord length of 28.67 feet; thence along the arc of said curve, an arc length of 28.79 feet; thence N 48°46'38" W, a distance of 23.01 feet to a point on a curve to the right, having a radius of 57.00 feet, a central angle of 134°21'15", a chord bearing of N 18°23'59" E, and a chord length of 105.07 feet; thence along the arc of said curve, an arc length of 133.66 feet; thence N 85°34'36" E, a distance of 68.34 feet to a point on a curve to the left, having a radius of 195.00 feet, a central angle of 21°41'08", a chord bearing of N 74°44'03" E, and a chord length of 73.36 feet; thence along the arc of said curve, an arc length of 73.80 feet; thence N 63°53'29" E, a distance of 202.95 feet to a point on a curve to the right, having a radius of 57.00 feet, a central angle of 118°32'08", a chord bearing of S 56°50'27" E, and a chord length of 97.99 feet; thence along the arc of said curve, an arc length of 117.92 feet; thence S 02°25'36" W, a distance of 132.24 feet; thence N 54°50'52" E a distance of 91.57 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 31°18'01", a chord bearing of N 70°29'53" E, and a chord length of 1222.03 feet; thence along the arc of said curve, an arc length of 1237.36 feet; thence N 52°29'16" E, a distance of 106.85 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 20°14'15", a chord bearing of N 11°34'01" W, and a chord length of 19.33 feet; thence along the arc of said curve, an arc length of 19.43 feet; thence N 01°26'53" W, a distance of 70.09 feet to a point on a curve to the left, having a radius of 45.00 feet, a central angle of 29°06'14", a chord bearing of N 16°00'00" W, and a chord length of 22.61 feet; thence along the arc of said curve, an arc length of 22.86 feet; thence N 30°33'08" W, a distance of 12.44 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 104°19'41", a chord bearing of N 21°36'43" E, and a chord length of 86.87 feet; thence along the arc of said curve, an arc length of 100.15 feet; thence N 73°46'34" E, a distance of 210.80 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 62°07'35", a chord bearing of S 75°09'39" E, and a chord length of 56.76 feet; thence along the arc of said curve, an arc length of 59.64 feet; thence S 44°05'51" E, a distance of 171.45 feet to a point on a curve to the left, having a radius of 45.00 feet, a central angle of 31°40'21", a chord bearing of S 59°56'02" E, and a chord length of 24.56 feet; thence along the arc of said curve, an arc length of 24.88 feet; thence S 75°46'13" E, a distance of 66.16 feet to a point on a curve to the left, having a radius of 45.00 feet, a central angle of 12°57'27", a chord bearing of S 82°14'56" E, and a chord length of 10.16 feet; thence along the arc of said curve, an arc length of 10.18 feet; thence S 88°43'39" E, a distance of 14.45 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 89°26'03", a chord bearing of S 44°00'38" E, and a chord length of 77.40 feet; thence along the arc of said curve, an arc length of 85.85 feet; thence S 00°42'23" W, a distance of 103.30 feet; thence S 89°17'37" E, a distance of 613.16 feet to said West Right of Way line of South River Road; thence S 00°28'30" W, along said West Right of Way line of South River Road, a distance of 80.93 feet to the POINT OF BEGINNING

Parcel contains 4003306 square feet, or 91.9033 acres more or less.

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

MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 369

SHEET 3 OF 7

SCALE: 1" = 700'

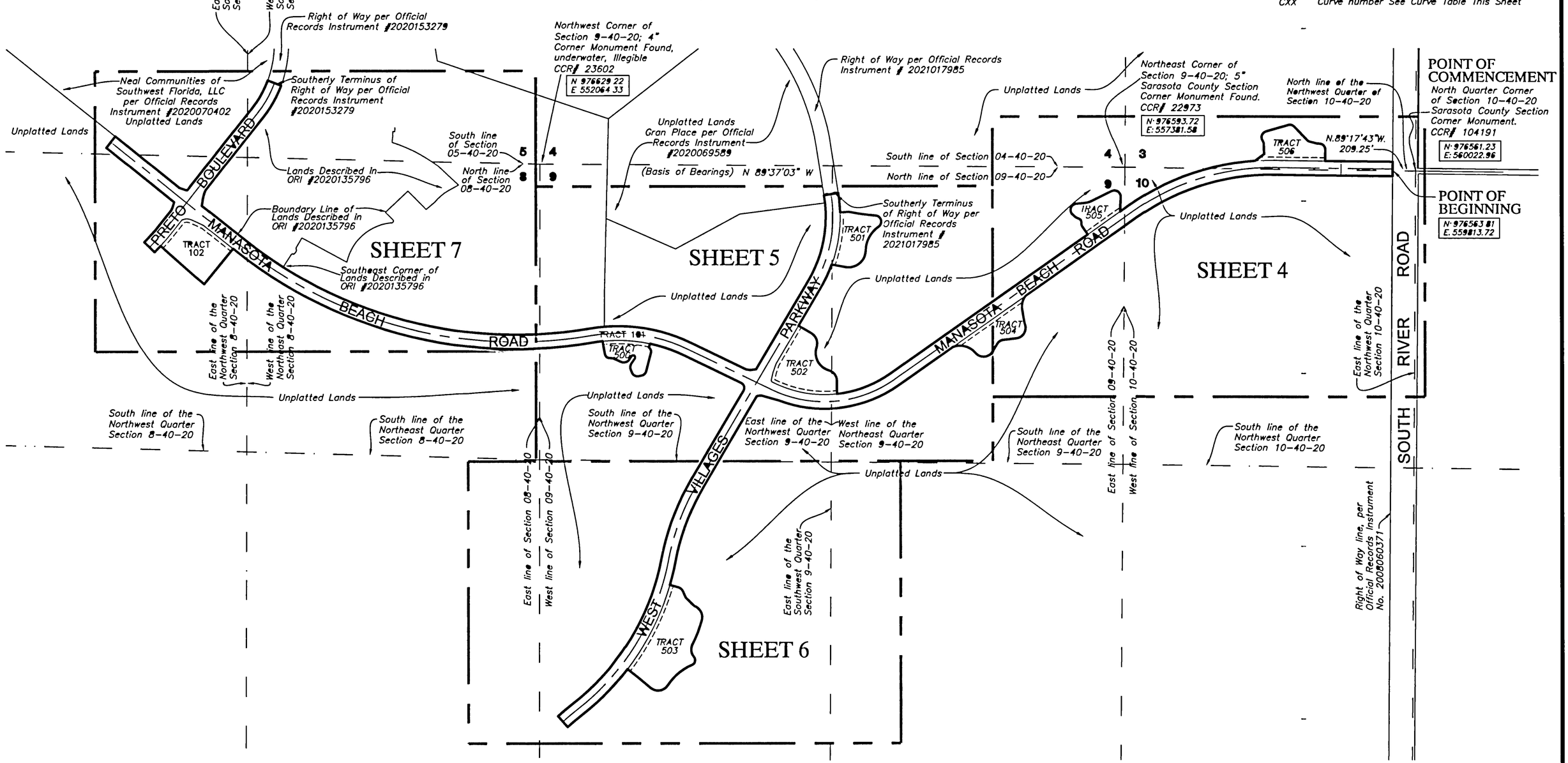
0 350 700 1400

NOTES:

1. Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.
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 Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279–0025B. 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 refer to FLDEP Bench Mark # N697–2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

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



KEY MAP

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
102	Future Public Safety Building
500 504 501 505 502 506 503	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

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MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 370

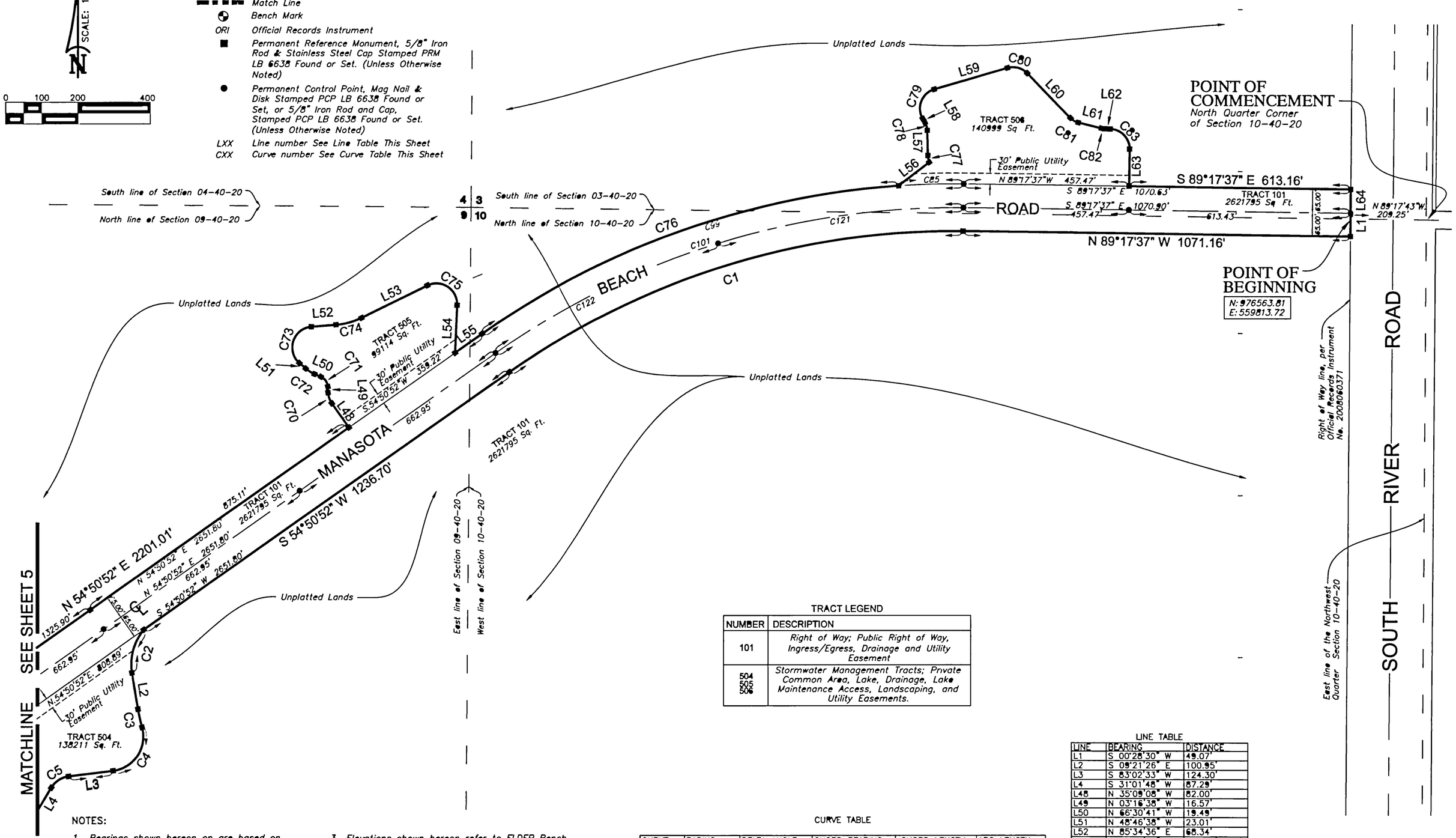
SHEET 4 OF 7

SCALE: 1" = 200'

0 100 200 400

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
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
504 505 506	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°28'30" W	49.07'
L2	S 09°21'26" E	100.95'
L3	S 83°02'33" W	124.30'
L4	S 31°01'48" W	87.29'
L48	N 35°09'08" W	82.00'
L49	N 03°16'38" W	16.57'
L50	N 66°30'41" W	19.49'
L51	N 48°46'38" W	23.01'
L52	N 85°34'36" E	68.34'
L53	N 63°53'29" E	202.95'
L54	S 02°25'36" W	132.24'
L55	N 54°50'52" E	91.57'
L56	N 52°29'16" E	106.85'
L57	N 01°26'53" W	70.09'
L58	N 30°33'08" W	12.44'
L59	N 73°46'34" E	210.80'
L60	S 44°05'51" E	171.45'
L61	S 75°46'13" E	66.16'
L62	S 88°43'39" E	14.45'
L63	S 00°42'23" W	103.30'
L64	S 00°28'30" W	80.93'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2135.00'	35°51'31"	S 72°46'38" W	1314.49'	1336.19'
C2	153.00'	47°21'26"	S 15°04'13" W	122.89'	126.46'
C3	485.00'	6°02'56"	S 12°43'49" E	51.18'	51.20'
C4	95.00'	98°47'50"	S 33°38'38" W	144.26'	163.81'
C5	65.00'	52°00'45"	S 57°02'11" W	57.00'	59.01'
C70	57.00'	31°52'30"	N 19°12'53" W	31.30'	31.71'
C71	32.00'	63°14'03"	N 34°53'39" W	33.55'	35.32'
C72	93.00'	17°44'03"	N 57°38'40" W	28.67'	28.79'
C73	57.00'	134°21'15"	N 18°23'59" E	105.07'	133.66'
C74	195.00'	21°41'08"	N 74°44'03" E	73.36'	73.80'
C75	57.00'	118°32'08"	S 56°50'27" E	97.99'	117.92'
C76	2265.00'	31°18'01"	N 70°29'53" E	1222.03'	1237.36'
C77	55.00'	20°14'15"	N 11°34'01" W	19.33'	19.43'
C78	45.00'	29°06'14"	N 16°00'00" W	22.61'	22.86'
C79	55.00'	104°19'41"	N 21°36'43" E	86.87'	100.15'
C80	55.00'	62°07'35"	S 75°09'39" E	56.76'	59.64'
C81	45.00'	31°40'21"	S 59°56'02" E	24.56'	24.88'
C82	45.00'	12°57'27"	S 82°14'56" E	10.16'	10.18'
C83	55.00'	89°26'03"	S 44°00'38" E	77.40'	85.85'
C85	2265.00'	4°33'30"	S 88°25'39" W	180.15'	180.20'
C99	2265.00'	35°51'31"	N 72°46'38" E	1394.53'	1417.55'
C101	2200.00'	35°51'31"	N 72°46'38" E	1354.51'	1376.87'
C121	2200.00'	17°55'46"	N 81°44'31" E	685.63'	688.44'
C122	2200.00'	17°55'46"	N 63°48'45" E	685.63'	688.44'

NOTES:

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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 Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated Into the City of North Port Community No. 120279-0025B. 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 refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

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MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 371

SHEET 5 OF 7

SCALE: 1"= 200'

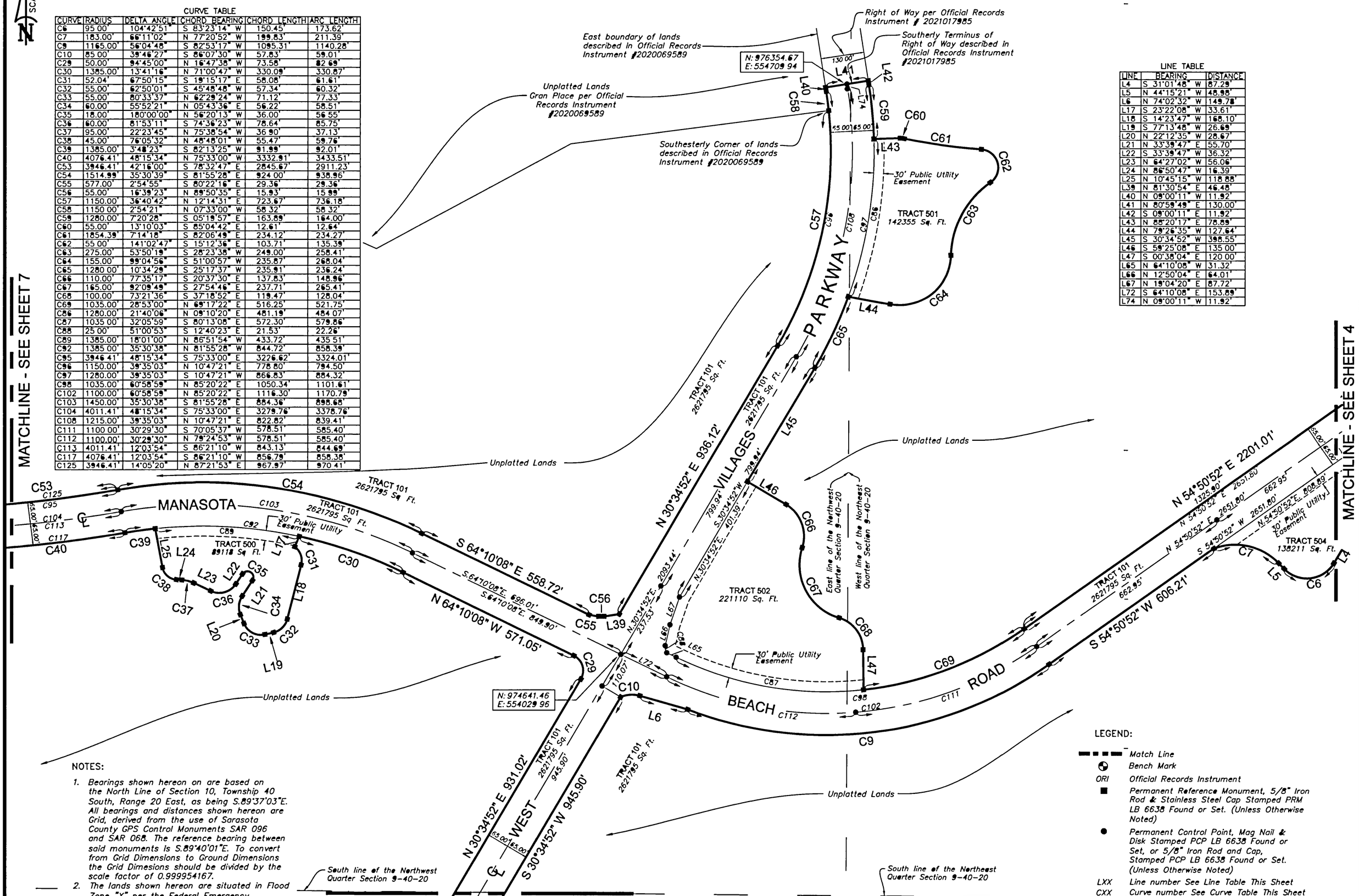
0 100 200 400

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	95.00'	104°42'51"	S 83°23'14" W	150.45'	173.62'
C7	183.00'	66°11'02"	N 77°20'52" W	199.83'	211.39'
C9	1165.00'	56°04'48"	S 82°53'17" W	1095.31'	1140.28'
C10	85.00'	39°46'27"	S 86°07'30" W	57.83'	59.01'
C29	50.00'	94°45'00"	N 16°47'38" W	73.58'	82.69'
C30	1385.00'	13°41'16"	N 71°00'47" W	330.09'	330.87'
C31	52.04'	67°50'15"	S 19°15'17" E	58.08'	61.61'
C32	55.00'	62°50'01"	S 45°48'48" W	57.34'	60.32'
C33	55.00'	80°33'37"	N 62°29'24" W	71.12'	77.33'
C34	60.00'	55°52'21"	N 05°43'36" E	56.22'	58.51'
C35	18.00'	180°00'00"	N 56°20'13" W	36.00'	56.55'
C36	60.00'	81°53'11"	S 74°36'23" W	78.64'	85.75'
C37	95.00'	22°23'45"	N 75°38'54" W	36.90'	37.13'
C38	45.00'	76°05'32"	N 48°48'01" W	55.47'	59.76'
C39	1385.00'	3°48'23"	S 82°13'25" W	91.99'	92.01'
C40	4076.41'	48°15'34"	N 75°33'00" W	3332.91'	3433.51'
C53	3946.41'	42°16'00"	S 78°32'47" E	2845.67'	2911.23'
C54	1514.99'	35°30'39"	S 81°55'28" E	924.00'	938.96'
C55	577.00'	2°54'55"	S 80°22'16" E	29.36'	29.36'
C56	55.00'	16°39'23"	N 89°50'35" E	15.93'	15.99'
C57	1150.00'	36°40'42"	N 12°14'31" E	723.67'	736.18'
C58	1150.00'	2°54'21"	N 07°33'00" W	58.32'	58.32'
C59	1280.00'	7°20'28"	S 05°19'57" E	163.89'	164.00'
C60	55.00'	13°10'03"	S 85°04'42" E	12.61'	12.64'
C61	1854.39'	7°14'18"	S 82°06'49" E	234.12'	234.27'
C62	55.00'	141°02'47"	S 15°12'36" E	103.71'	135.39'
C63	275.00'	53°50'19"	S 28°23'38" W	249.00'	258.41'
C64	155.00'	99°04'56"	S 51°00'57" W	235.87'	268.04'
C65	1280.00'	10°34'29"	S 25°17'37" W	235.91'	236.24'
C66	110.00'	77°35'17"	S 20°37'30" E	137.83'	148.96'
C67	165.00'	92°09'49"	S 27°54'46" E	237.71'	265.41'
C68	100.00'	73°21'36"	S 37°18'52" E	119.47'	128.04'
C69	1035.00'	28°53'00"	N 69°17'22" E	516.25'	521.75'
C86	1280.00'	21°40'06"	N 09°10'20" E	481.19'	484.07'
C87	1035.00'	32°05'59"	S 80°13'08" E	572.30'	579.86'
C88	25.00'	51°00'53"	S 12°40'23" E	21.53'	22.26'
C89	1385.00'	18°01'00"	N 86°51'54" W	433.72'	435.51'
C92	1385.00'	35°30'38"	N 81°55'28" W	844.72'	858.39'
C95	3946.41'	48°15'34"	S 75°33'00" E	3226.62'	3324.01'
C96	1150.00'	39°35'03"	N 10°47'21" E	778.80'	794.50'
C97	1280.00'	39°35'03"	S 10°47'21" W	866.83'	884.32'
C98	1035.00'	60°58'59"	N 85°20'22" E	1050.34'	1101.61'
C102	1100.00'	60°58'59"	N 85°20'22" E	1116.30'	1170.79'
C103	1450.00'	35°30'38"	S 81°55'28" E	884.36'	898.68'
C104	4011.41'	48°15'34"	S 75°33'00" E	3279.76'	3378.76'
C108	1215.00'	39°35'03"	N 10°47'21" E	822.82'	839.41'
C111	1100.00'	30°29'30"	S 70°05'37" W	578.51'	585.40'
C112	1100.00'	30°29'30"	N 79°24'53" W	578.51'	585.40'
C113	4011.41'	12°03'54"	S 86°21'10" W	843.13'	844.69'
C117	4076.41'	12°03'54"	S 86°21'10" W	856.79'	858.38'
C125	3946.41'	14°05'20"	N 87°21'53" E	967.97'	970.41'

LINE TABLE

LINE	BEARING	DISTANCE
L4	S 31°01'48" W	87.29'
L5	N 44°15'21" W	48.98'
L6	N 74°02'32" W	149.78'
L17	S 23°22'08" W	33.61'
L18	S 14°23'47" W	168.10'
L19	S 77°13'48" W	26.69'
L20	N 22°12'35" W	28.67'
L21	N 33°39'47" E	55.70'
L22	S 33°39'47" W	36.32'
L23	N 64°27'02" W	56.06'
L24	N 86°50'47" W	16.39'
L25	N 10°45'15" W	118.88'
L39	N 81°30'54" E	46.48'
L40	N 09°00'11" W	11.92'
L41	N 80°59'49" E	130.00'
L42	S 09°00'11" E	11.92'
L43	N 88°20'17" E	78.89'
L44	N 79°26'35" W	127.64'
L45	S 30°34'52" W	398.55'
L46	S 59°25'08" E	135.00'
L47	S 00°38'04" E	120.00'
L65	N 64°10'08" W	31.32'
L66	N 12°50'04" E	64.01'
L67	N 19°04'20" E	87.72'
L72	S 64°10'08" E	153.89'
L74	N 09°00'11" W	11.92'



NOTES:

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4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
500 502 501 504	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

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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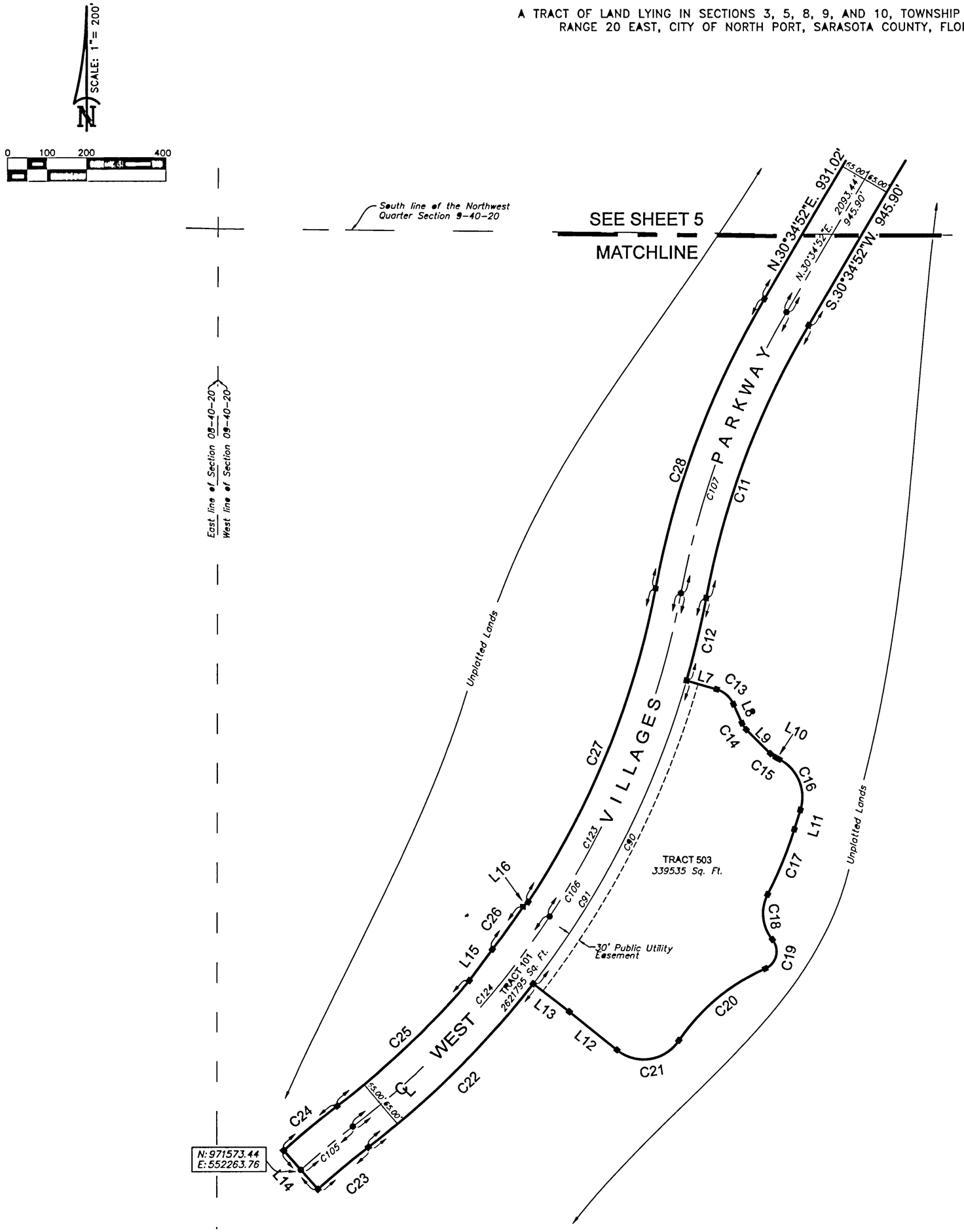
MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 372

SHEET 6 OF 7



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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
L7	S 73°50'06" E	79.04'
L8	S 24°02'24" E	52.17'
L9	S 45°00'23" E	85.92'
L10	S 63°04'43" E	9.91'
L11	S 17°34'13" W	51.16'
L12	N 50°50'41" W	154.43'
L13	N 52°07'14" W	115.22'
L14	N 41°41'29" W	130.00'
L15	N 36°42'52" E	97.65'
L16	N 47°02'59" E	17.69'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	2135.00'	19°50'26"	S 20°39'39" W	735.63'	739.32'
C12	2265.00'	5°25'28"	S 13°27'10" W	214.36'	214.44'
C13	67.00'	49°47'43"	S 48°56'15" E	56.41'	58.23'
C14	53.00'	20°57'59"	S 34°31'23" E	19.29'	19.39'
C15	53.00'	18°04'21"	S 54°02'33" E	16.65'	16.72'
C16	107.00'	80°38'56"	S 22°45'15" E	138.48'	150.61'
C17	1007.00'	10°01'39"	S 22°35'02" W	176.01'	176.24'
C18	103.00'	67°04'13"	S 05°56'15" E	113.80'	120.57'
C19	47.00'	106°27'33"	S 13°45'25" W	75.30'	87.33'
C20	493.00'	33°28'23"	S 50°15'00" W	283.94'	288.02'
C21	107.00'	95°38'30"	S 81°20'04" W	158.58'	178.61'
C22	2265.00'	14°52'19"	S 45°18'55" W	586.26'	587.91'
C23	2135.00'	4°26'33"	S 50°31'48" W	165.50'	165.54'
C24	2265.00'	4°26'33"	N 50°31'48" E	175.58'	175.62'
C25	2135.00'	12°22'45"	N 46°33'42" E	460.39'	461.28'
C26	2131.00'	3°32'15"	N 35°58'56" E	131.55'	131.57'
C27	2135.00'	23°00'37"	N 22°14'44" E	851.67'	857.42'
C28	2265.00'	19°50'26"	N 20°39'39" E	780.42'	784.33'
C90	2265.00'	21°42'52"	N 27°01'20" E	853.28'	858.41'
C91	2265.00'	42°00'39"	S 31°44'45" W	1623.80'	1660.76'
C105	2200.00'	4°26'33"	N 50°31'48" E	170.54'	170.58'
C106	2200.00'	42°00'39"	N 31°44'45" E	1577.20'	1613.10'
C107	2200.00'	19°50'26"	N 20°39'39" E	758.02'	761.83'
C123	2200.00'	21°00'19"	N 21°14'35" E	802.04'	806.55'
C124	2200.00'	21°00'19"	N 42°14'55" E	802.04'	806.55'

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
503	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

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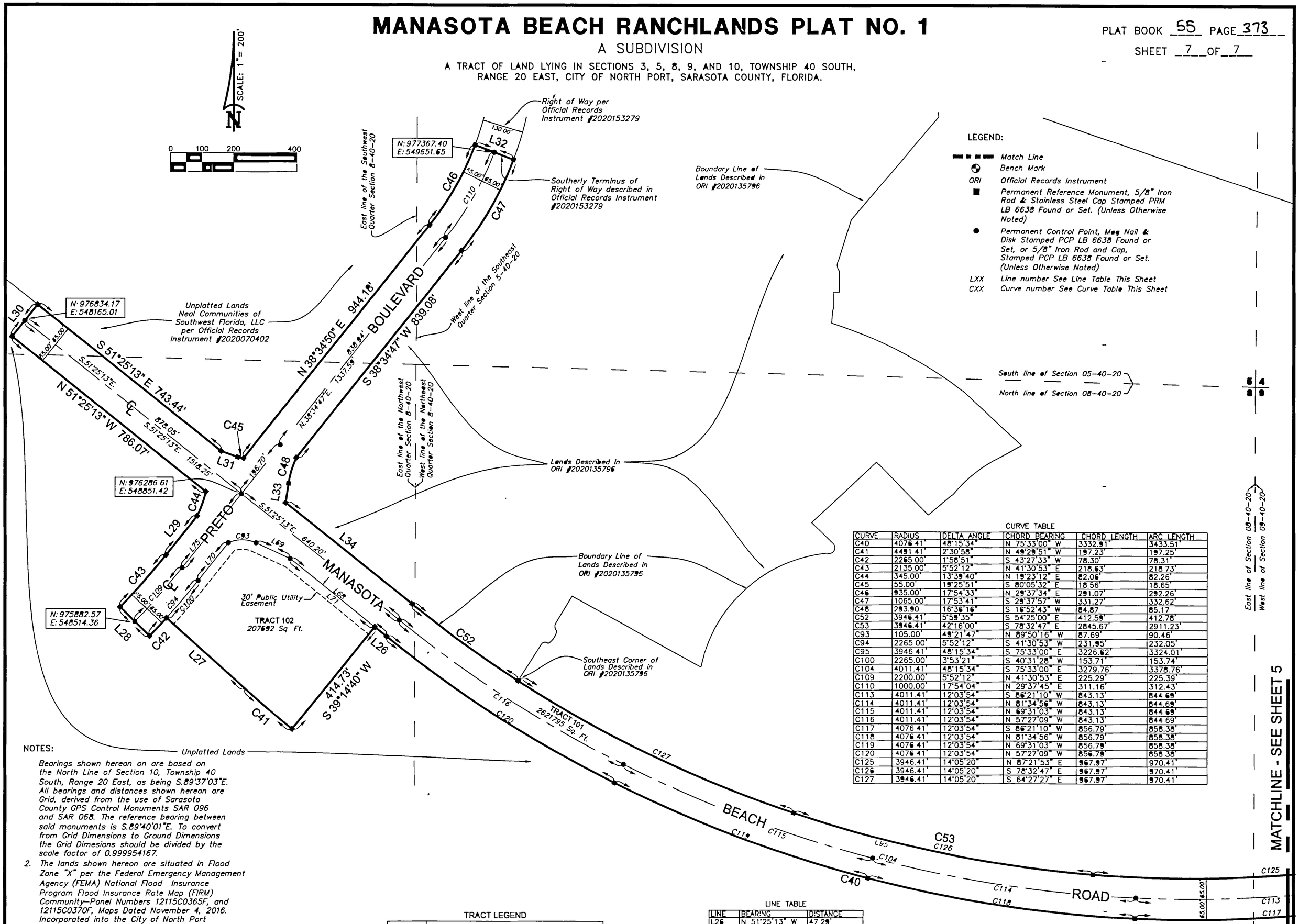
PLAT BOOK 55 PAGE 373

SHEET 7 OF 7



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 TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C40	4076.41'	48°15'34"	N 75°33'00" W	3332.91'	3433.51'
C41	4491.41'	2°30'58"	N 49°29'51" W	197.23'	197.25'
C42	2265.00'	1°58'51"	S 43°27'33" W	78.30'	78.31'
C43	2135.00'	5°52'12"	N 41°30'53" E	218.63'	218.73'
C44	345.00'	13°39'40"	N 19°23'12" E	82.06'	82.26'
C45	55.00'	19°25'51"	S 80°05'32" E	18.56'	18.65'
C46	935.00'	17°54'33"	N 29°37'34" E	291.07'	292.26'
C47	1065.00'	17°53'41"	S 29°37'57" W	331.27'	332.62'
C48	293.90'	16°36'16"	S 16°52'43" W	84.87'	85.17'
C52	3946.41'	5°59'35"	S 54°25'00" E	412.59'	412.78'
C53	3946.41'	42°16'00"	S 78°32'47" E	2845.67'	2911.23'
C93	105.00'	49°21'47"	N 89°50'16" W	87.69'	90.46'
C94	2265.00'	5°52'12"	S 41°30'53" W	231.95'	232.05'
C95	3946.41'	48°15'34"	S 75°33'00" E	3226.62'	3324.01'
C100	2265.00'	3°53'21"	S 40°31'28" W	153.71'	153.74'
C104	4011.41'	48°15'34"	S 75°33'00" E	3279.76'	3378.76'
C109	2200.00'	5°52'12"	N 41°30'53" E	225.29'	225.39'
C110	1000.00'	17°54'04"	N 29°37'45" E	311.16'	312.43'
C113	4011.41'	12°03'54"	S 86°21'10" W	843.13'	844.69'
C114	4011.41'	12°03'54"	N 81°34'56" W	843.13'	844.69'
C115	4011.41'	12°03'54"	N 69°31'03" W	843.13'	844.69'
C116	4011.41'	12°03'54"	N 57°27'09" W	843.13'	844.69'
C117	4076.41'	12°03'54"	S 86°21'10" W	856.79'	858.38'
C118	4076.41'	12°03'54"	N 81°34'56" W	856.79'	858.38'
C119	4076.41'	12°03'54"	N 69°31'03" W	856.79'	858.38'
C120	4076.41'	12°03'54"	N 57°27'09" W	856.79'	858.38'
C125	3946.41'	14°05'20"	N 87°21'53" E	967.97'	970.41'
C126	3946.41'	14°05'20"	S 78°32'47" E	967.97'	970.41'
C127	3946.41'	14°05'20"	S 64°27'27" E	967.97'	970.41'

NOTES:

Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.

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TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
102	Future Public Safety Building

LINE TABLE

LINE	BEARING	DISTANCE
L26	N 51°25'13" W	47.29'
L27	N 48°14'21" W	331.70'
L28	N 45°33'01" W	130.00'
L29	N 38°34'47" E	158.55'
L30	N 38°34'47" E	130.00'
L31	S 70°22'36" E	56.38'
L32	S 69°19'42" E	130.07'
L33	S 08°34'35" W	62.05'
L34	S 51°25'13" E	512.79'
L68	N 51°25'13" W	390.89'
L69	N 65°09'22" W	119.01'
L70	S 38°34'47" W	153.30'
L71	N 51°25'13" W	343.59'
L75	N 38°34'47" E	301.05'

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

MANASOTA BEACH RANCHLANDS PLAT NO. 1

PLAT BOOK 55 PAGE 367

SHEET 1 OF 7

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021180280 7 PG(S)
October 04, 2021 11:18:17 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Manasota Beach Ranchlands LLLP, a florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled, "MANASOTA BEACH RANCHLANDS PLAT NO. 1", and does hereby grant, convey and dedicate to West Villages Improvement District, an independent special district created pursuant to Chapter 189, Florida Statutes (the "District"), Tracts 101, 102, 500, 501, 502, 503, 504, 505, and 506, as described and depicted on this plat.

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

IN WITNESS WHEREOF, the undersigned Company, has caused this pesents to be executed in its name this 17th day of August, A.D., 2021.

WITNESS:
Print Name: Tom Buckley
WITNESS:
Print Name: JOSEPH FORTINO

MANASOTA BEACH RANCHLANDS, 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. Severence, Vice President

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17 day of August, 2021, by Richard P. Severence, as Vice President 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 MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, on behalf of 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.

Debra Zimmerman
Signature of Notary Public
DEBRA Zimmerman
Print Name of Notary Public
I am a Notary Public of the State of Florida and my commission expires on 6/29/23.

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the fee simple absolute dedication of, and perpetual maintenance obligation for, Right of Way Tract 101, Future Public Safety Building Tract 102, and the Stormwater Management Tracts 500, 501, 502, 503, 504, 505, and 506, as shown hereon, and hereby accepts the Utility and Drainage Easements as shown hereon.

By: Wm. R. Crosley
ASST Secretary,

By: _____
Chairman

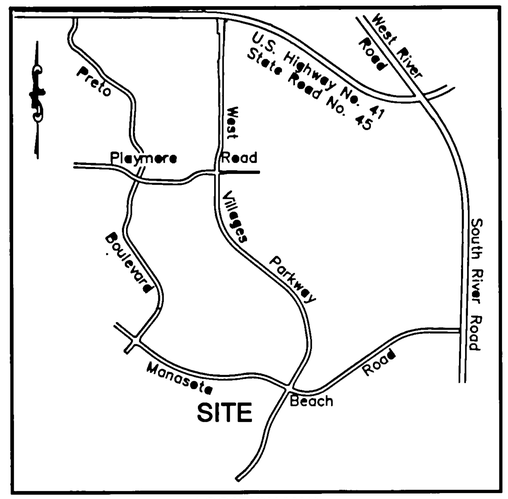
Date: AUG. 17, 21

WITNESS:
Print Name: Tom Buckley
WITNESS:
Print Name: JOSEPH FORTINO

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17 day of August, 2021, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an Independent Special District created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has ☐ produced a _____ as identification. If no type of identification is indicated, the above named person ☑ is personally known to me.

Debra Zimmerman
Signature of Notary Public
DEBRA Zimmerman
Print Name of Notary Public
I am a Notary Public of the State of Florida and my commission expires on 6/29/23



LOCATION MAP
NOT TO SCALE

TRACT LEGEND

NUMBER	DESCRIPTION
101	*Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement*
102	*Future Public Safety Building*
500 504 501 505 502 506 503	*Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.*

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.

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.

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 Numbers 12115C0365F, and 12115C0370F, Maps 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 9, 2021. The permanent Control Points (PCP's), Bench Marks (BMs) and lot boundary corners installation date will be certified by a recorded affidavit.

July 9, 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

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 16th day of September, A.D. 2021.

BY: Rita S. Hester
Vice Chairperson

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording, this 23rd day of September, A.D. 2021.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

_____ 9/17/21
City Surveyor & Mapper Date:

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

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

BY: _____ 09.22.2021
City Engineer Date

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This 30th day of SEPT., A.D. 2021.

APPROVED BY: Vicki "Vic" E. 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 367, Public Records of Sarasota County, Florida, this 4th day of October, A.D., 2021.

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

By: Rudy Szabo
Deputy Clerk

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
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MANASOTA BEACH RANCHLANDS PLAT NO. 1

PLAT BOOK 55 PAGE 368

SHEET 2 OF 7

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A part of Sections 3, 5, 8, 9, and 10, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Commence at the North Quarter Corner of Section 10, Township 40 South, Range 20 East, Sarasota County, Florida; thence along the North line of said Northwest Quarter of Section 10, N 89°17'43" W, a distance of 209.25 feet to the west Right of Way line of South River Road, as described in Official Records Instrument #2008060371 of the Public Records of Sarasota County, Florida, also being the POINT OF BEGINNING; thence along said West Right of Way line as described in Official Records Instrument #2008060371, S 00°28'30" W a distance of 49.07 feet; thence N 89°17'37" W a distance of 1071.16 feet; to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 35°51'31", a chord bearing of S 72°46'38" W, and a chord length of 1314.49 feet; thence along the arc of said curve, an arc length of 1336.19 feet; thence S 54°50'52" W a distance of 1236.70 feet to a point on a curve to the left, having a radius of 153.00 feet, a central angle of 47°21'26", a chord bearing of S 15°04'13" W, and a chord length of 122.89 feet; thence along the arc of said curve, an arc length of 126.46 feet; thence S 09°21'26" E, a distance of 100.95 feet to a point on a curve to the left, having a radius of 485.00 feet, a central angle of 06°02'56", a chord bearing of S 12°43'49" E, and a chord length of 51.18feet; thence along the arc of said curve, an arc length of 51.20 feet to a point on a reverse curve to the right, having a radius of 95.00 feet, a central angle of 98°47'50", a chord bearing of S 33°38'38" W, and a chord length of 144.26 feet; thence along the arc of said curve, an arc length of 163.81 feet; thence S 83°02'33" W, a distance of 124.30 feet to a point on a curve to the left, having a radius of 65.00 feet, a central angle of 52°00'45", a chord bearing of S 57°02'11" W, and a chord length of 57.00 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S 31°01'48" W, a distance of 87.29 feet to a point on a curve to the right, having a radius of 95.00 feet, a central angle of 104°42'51", a chord bearing of S 83°23'14" W, and a chord length of 150.45 feet; thence along the arc of said curve, an arc length of 173.62 feet; thence N 44°15'21" W, a distance of 23.73 feet to a point on a curve to the left, having a radius of 183.00 feet, a central angle of 66°11'02", a chord bearing of N 77°20'52" W, and a chord length of 199.83 feet; thence along the arc of said curve, an arc length of 211.39 feet; thence S 54°50'52" W, a distance of 606.21 feet to a point on a curve to the right, having a radius of 1165.00 feet, a central angle of 56°04'48", a chord bearing of S 82°53'17" W, and a chord length of 1095.31 feet; thence along the arc of said curve, an arc length of 1140.28 feet; thence N 74°02'32" W a distance of 149.78 feet to a point on a curve to the left, having a radius of 85.00 feet, a central angle of 39°46'27", a chord bearing of S 86°07'30" W, and a chord length of 57.83 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S 30°34'52" W a distance of 945.90 feet to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 19°50'26", a chord bearing of S 20°39'39" W, and a chord length of 735.63 feet; thence along the arc of said curve, an arc length of 739.32 feet to a point on a reverse curve to the right, having a radius of 2265.00 feet, a central angle of 05°25'28", a chord bearing of S 13°27'10" W, and a chord length of 214.36 feet; thence along the arc of said curve, an arc length of 214.44 feet; thence S 73°50'06" E a distance of 79.04 feet to a point on a curve to the right, having a radius of 67.00 feet, a central angle of 49°47'43", a chord bearing of S 48°56'15" E, and a chord length of 56.41 feet; thence along the arc of said curve, an arc length of 58.23 feet; thence S 24°02'24" E a distance of 52.17 feet to a point on a curve to the left, having a radius of 53.00 feet, a central angle of 20°57'59", a chord bearing of S 34°31'23" E, and a chord length of 19.29 feet; thence along the arc of said curve, an arc length of 19.39 feet; thence S 45°00'23" E a distance of 85.92 feet to a point on a curve to the left, having a radius of 53.00 feet, a central angle of 18°04'21", a chord bearing of S 54°02'33" E, and a chord length of 16.65 feet; thence along the arc of said curve, an arc length of 16.72 feet; thence S 63°04'43" E a distance of 9.91 feet to a point on a curve to the right, having a radius of 107.00 feet, a central angle of 80°38'56", a chord bearing of S 22°45'15" E, and a chord length of 138.48 feet; thence along the arc of said curve, an arc length of 150.61 feet; thence S 17°34'13" W a distance of 51.16 feet to a point on a curve to the right, having a radius of 1007.00 feet, a central angle of 10°01'39", a chord bearing of S 22°35'02" W, and a chord length of 176.01 feet; thence along the arc of said curve, an arc length of 176.24 feet to a point on a reverse curve to the left, having a radius of 103.00 feet, a central angle of 67°04'13", a chord bearing of S 05°56'15" E, and a chord length of 113.80 feet; thence along the arc of said curve, an arc length of 120.57 feet to a point on a reverse curve to the right, having a radius of 47.00 feet, a central angle of 106°27'33", a chord bearing of S 13°45'25" W, and a chord length of 75.30 feet; thence along the arc of said curve, an arc length of 87.33 feet to a point on a reverse curve to the left, having a radius of 493.00 feet, a central angle of 33°28'23", a chord bearing of S 50°15'00" W, and a chord length of 283.94 feet; thence along the arc of said curve, an arc length of 288.02 feet to a point on a reverse curve to the right, having a radius of 107.00 feet, a central angle of 95°38'30", a chord bearing of S 81°20'04" W, and a chord length of 158.58 feet; thence along the arc of said curve, an arc length of 178.61 feet; thence N 50°50'41" W a distance of 154.43 feet; thence N 52°07'14" W a distance of 115.22 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 14°52'19", a chord bearing of S 45°18'55" W, and a chord length of 586.26 feet; thence along the arc of said curve, an arc length of 587.91 feet to a point on a reverse curve to the left, having a radius of 2135.00 feet, a central angle of 04°26'33", a chord bearing of S 50°31'48" W, and a chord length of 165.50 feet; thence along the arc of said curve, an arc length of 165.54 feet; thence N 41°41'29" W a distance of 130.00 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 04°26'33", a chord bearing of N 50°31'48" E, and a chord length of 175.58 feet; thence along the arc of said curve, an arc length of 175.62 feet to a point on a reverse curve to the left, having a radius of 2135.00 feet, a central angle of 12°22'45", a chord bearing of N 46°33'42" E, and a chord length of 460.39 feet; thence along the arc of said curve, an arc length of 461.28 feet; thence N 36°42'52" E a distance of 97.65 feet to a point on a curve to the left, having a radius of 2131.00 feet, a central angle of 03°32'15", a chord bearing of N 35°58'56" E, and a chord length of 131.55 feet; thence along the arc of said curve, an arc length of 131.57 feet; thence N 47°02'59" E a distance of 17.69 feet to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 23°00'37", a chord bearing of N 22°14'44" E, and a chord length of 851.67 feet; thence along the arc of said curve, an arc length of 857.42 feet to a point on a reverse curve to the right, having a radius of 2265.00 feet, a central angle of 19°50'26", a chord bearing of N 20°39'39" E, and a chord length of 780.42 feet; thence along the arc of said curve, an arc length of 784.33 feet; thence N 30°34'52" E a distance of 931.02 feet to a point on a curve to the left, having a radius of 50.00 feet, a central angle of 94°45'00", a chord bearing of N 16°47'38" W, and a chord length of 73.58 feet; thence along the arc of said curve, an arc length of 82.69 feet; thence N 64°10'08" W a distance of 571.05 feet to a point on a curve to the left, having a radius of 1385.00 feet, a central angle of 13°41'16", a chord bearing of N 71°00'47" W, and a chord length of 330.09 feet; thence along the arc of said curve, an arc length of 330.87 feet; thence S 23°22'08" W a distance of 33.61 feet to a point on a curve to the right, having a radius of 52.04 feet, a central angle of 67°50'15", a chord bearing of S 19°15'17" E, and a chord length of 58.08 feet; thence along the arc of said curve, an arc length of 61.61 feet; thence S 14°23'47" W a distance of 168.10 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 62°50'01", a chord bearing of S 45°48'48" W, and a chord length of 57.34 feet; thence along the arc of said curve, an arc length of 60.32 feet; thence S 77°13'48" W a distance of 26.69 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 80°33'37", a chord bearing of N 62°29'24" W, and a chord length of 71.12 feet; thence along the arc of said curve, an arc length of 77.33 feet; thence N 22°12'35" W a distance of 28.67 feet to a point on a curve to the right, having a radius of 60.00 feet, a central angle of 55°52'21", a chord bearing of N 05°43'36" E, and a chord length of 56.22 feet; thence along the arc of said curve, an arc length of 58.51 feet; thence N 33°39'47" E a distance of 55.70 feet to a point on a curve to the left, having a radius of 18.00 feet, a central angle of 180°00'00", a chord bearing of N 56°20'13" W, and a chord length of 36.00 feet; thence along the arc of said curve, an arc length of 56.55 feet; thence S 33°39'47" W a distance of 36.32 feet to a point on a curve to the right, having a radius of 60.00 feet, a central angle of 81°53'11", a chord bearing of S 74°36'23" W, and a chord length of 78.64 feet; thence along the arc of said curve, an arc length of 85.75 feet; thence N 64°27'02" W, a distance of 56.06 feet to a point on a curve to the left, having a radius of 95.00 feet, a central angle of 22°23'45", a chord bearing of N 75°38'54" W, and a chord length of 36.90 feet; thence along the arc of said curve, an arc length of 37.13 feet; thence N 86°50'47" W, a distance of 16.39 feet to a point on a curve to the right, having a radius of 45.00 feet, a central angle of 76°05'32", a chord bearing of N 48°48'01" W, and a chord length of 55.47 feet; thence along the arc of said curve, an arc length of 59.76 feet; thence N 10°45'15" W, a distance of 118.88 feet to a point on a curve to the left, having a radius of 1385.00 feet, a central angle of 03°48'23", a chord bearing of S 82°13'25" W, and a chord length of 91.99 feet; thence along the arc of said curve, an arc length of 92.01 feet to a point on a reverse curve to the right, having a radius of 4076.41 feet, a central angle of 48°15'34", a chord bearing of N 75°33'00" W, and a chord length of 3332.91 feet; thence along the arc of said curve, an arc length of 3433.51 feet; thence N 51°25'13" W, a distance of 47.29 feet; thence S 39°14'40" W, a distance of 414.73 feet to a point on a curve to the right, having a radius of 4491.41 feet, a central angle of 02°30'58", a chord bearing of N 49°29'51" W, and a chord length of 197.23 feet; thence along the arc of said curve, an arc length of 197.25 feet; thence N 48°14'21" W a distance of 331.70 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 01°58'51", a chord bearing of S 43°27'33" W, and a chord length of 78.30 feet; thence along the arc of said curve, an arc length of 78.31 feet; thence N 45°33'01" W, a distance of 130.00 feet to a point on a curve to the left, having a radius of 2135.00 feet, a central angle of 05°52'12", a chord bearing of N 41°30'53" E, and a chord length of 218.63 feet; thence along the arc of said curve, an arc length of 218.73 feet; thence N 38°34'47" E a distance of 158.55 feet to a point on a curve to the left, having a radius of 345.00 feet, a central angle of 13°39'40", a chord bearing of N 19°23'12" E, and a chord length of 82.06 feet; thence along the arc of said curve, an arc length of 82.26 feet; thence N 51°25'13" W, a distance of 786.07 feet; thence N 38°34'47" E a distance of 130.00 feet to the southerly boundary line of lands described in Official Records Instrument #2020070402, of the Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument #2020070402, the following five (5) courses: (1) S 51°25'13" E, a distance of 743.44 feet; (2) thence S 70°22'36" E, a distance of 56.38 feet to a point on a curve to the left, having a radius of 55.00 feet, a central angle of 19°25'51", a chord bearing of S 80°05'32" E, and a chord length of 18.56 feet; (3) thence along the arc of said curve, an arc length of 18.65 feet; (4) thence N 38°34'50" E, a distance of 944.18 feet to a point on a curve to the left, having a radius of 935.00 feet, a central angle of 17°54'33", a chord bearing of N 29°37'34" E, and a chord length of 291.07 feet; (5) thence along the arc of said curve, an arc length of 292.26 feet to the southerly terminus of the Right of Way for Preto Boulevard as described in Official Records Instrument #2020153279, of the Public Records of Sarasota County, Florida; thence S 69°19'42" E, a distance of 130.07 feet to the westerly line of lands described in Official Records Instrument #2020135796, of the Public Records of Sarasota County, Florida, also being a point on a curve to the right, having a radius of 1065.00 feet, a central angle of 17°53'41", a chord bearing of S 29°37'57" W, and a chord length of 331.27 feet; thence along the boundary line of said lands described in Official Records Instrument #2020135796, the following six (6) courses: (1) along the arc of said curve, an arc length of 332.62 feet; (2) thence S 38°34'47" W, a distance of 839.08 feet to a point on a curve to the left, having a radius of 293.90 feet, a central angle of 16°36'16", a chord bearing of S 16°52'43" W, and a chord length of 84.87 feet; (3) thence along the arc of said curve, an arc length of 85.17 feet; (4) thence S 08°34'35" W, a distance of 62.05 feet; (5) thence S 51°25'13" E a distance of 512.79 feet to a point on a curve to the left, having a radius of 3946.41 feet, a central angle of 05°59'35", a chord bearing of S 54°25'00" E, and a chord length of 412.59 feet; (6) thence along the arc of said curve, an arc length of 412.78 feet to the Southeast Corner of said lands described in Official Records Instrument #2020135796, same being a point on a compound curve to the left, having a radius of 3946.41 feet, a central angle of 42°16'00", a chord bearing of S 78°32'47" E, and a chord length of 2845.67 feet; thence along the arc of said curve, an arc length of 2911.23 feet to a point on a reverse curve to the right, having a radius of 1514.99 feet, a central angle of 35°30'39", a chord bearing of S 81°55'28" E, and a chord length of 924.00 feet; thence along the arc of said curve, an arc length of 938.96 feet; thence S 64°10'08" E a distance of 558.72 feet to a point on a curve to the left, having a radius of 577.00 feet, a central angle of 02°54'55", a chord bearing of S 80°22'16" E, and a chord length of 29.36 feet, thence along the arc of said curve, an arc length of 29.36 feet to a point on a compound curve to the left, having a radius of 55.00 feet, a central angle of 16°39'23", a chord bearing of N 89°50'35" E, and a chord length of 15.93 feet; thence along the arc of said curve, an arc length of 15.99 feet; thence N 81°30'54" E, a distance of 46.48 feet; thence N 30°34'52" E, a distance of 936.12 feet to a point on a curve to the left, having a radius of 1150.00 feet, a central angle of 36°40'42", a chord bearing of N 12°14'31" E, and a chord length of 723.67 feet; thence along the arc of said curve, an arc length of 736.18 feet to the Southeast Corner of lands described in Official Records Instrument #2020069589 of the Public Records of Sarasota County, Florida same being a point on a curve to the left having a radius of 1150.00 feet, a central angle of 02°54'21", a chord bearing of N 07°33'00" W, and a chord length of 58.32 feet; thence along the boundary line of said lands described in Official Records Instrument #2020069589 the following two (2) courses: (1) along the arc of said curve, and arc length of 58.33 feet; (2) N 09°00'11" W, a distance of 11.92 feet to a point on the southerly terminus of the Right of Way for West Villages Parkway as described in Official Records Instrument #2021017985 of the Public Records of Sarasota County, Florida; thence N 80°59'49" E, along said southerly terminus of the Right of Way of West Villages Parkway as described in Official Records Instrument #2021017985, a distance of 130.00 feet; thence S 09°00'11" E, leaving said terminus of Right of Way, a distance of 11.92 feet to a point on a curve to the right, having a radius of 1280.00 feet, a central angle of 07°20'28", a chord bearing of S 05°19'57" E, and a chord length of 163.89 feet; thence along the arc of said curve, an arc length of 164.00 feet; thence N 88°20'17" E, a distance of 78.89 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 13°10'03", a chord bearing of S 85°04'42" E, and a chord length of 12.61 feet; thence along the arc of said curve, an arc length of 12.64 feet to a point on a reverse curve to the left, having a radius of 1854.39 feet, a central angle of 07°14'18", a chord bearing of S 82°06'49" E, and a chord length of 234.12 feet; thence along the arc of said curve, an arc length of 234.27 feet to a point on a reverse curve to the right, having a radius of 55.00 feet, a central angle of 141°02'47", a chord bearing of S 15°12'36" E, and a chord length of 103.71 feet; thence along the arc of said curve, an arc length of 135.39 feet to a point on a reverse curve to the left, having a radius of 275.00 feet, a central angle of 53°50'19", a chord bearing of S 28°23'38" W, and a chord length of 249.00 feet; thence along the arc of said curve, an arc length of 258.41 feet to a point on a reverse curve to the right, having a radius of 155.00 feet, a central angle of 99°04'56", a chord bearing of S 51°00'57" W, and a chord length of 235.87 feet; thence along the arc of said curve, an arc length of 268.04 feet; thence N 79°26'35" W a distance of 127.64 feet to a point on a curve to the right, having a radius of 1280.00 feet, a central angle of 10°34'29", a chord bearing of S 25°17'37" W, and a chord length of 235.91 feet; thence along the arc of said curve, an arc length of 236.24 feet; thence S 30°34'52" W a distance of 398.55 feet; thence S 59°25'08" E a distance of 135.00 feet to a point on a curve to the right, having a radius of 110.00 feet, a central angle of 77°35'17", a chord bearing of S 20°37'30" E, and a chord length of 137.83 feet; thence along the arc of said curve, an arc length of 148.96 feet to a point on a reverse curve to the left, having a radius of 165.00 feet, a central angle of 92°09'49", a chord bearing of S 27°54'46" E, and a chord length of 237.71 feet; thence along the arc of said curve, an arc length of 265.41 feet to a point on a reverse curve to the right, having a radius of 100.00 feet, a central angle of 73°21'36", a chord bearing of S 37°18'52" E, and a chord length of 119.47 feet; thence along the arc of said curve, an arc length of 128.04 feet; thence S 00°38'04" E, a distance of 120.00 feet to a point on a curve to the left, having a radius of 1035.00 feet, a central angle of 28°53'00", a chord bearing of N 69°17'22" E, and a chord length of 516.25 feet; thence along the arc of said curve, an arc length of 521.75 feet; thence N 54°50'52" E a distance of 2201.01 feet; thence N 35°09'08" W a distance of 82.00 feet to a point on a curve to the right, having a radius of 57.00 feet, a central angle of 31°52'30", a chord bearing of N 19°12'53" W, and a chord length of 31.30 feet; thence along the arc of said curve, an arc length of 31.71 feet; thence N 03°16'38" W, a distance of 16.57 feet to a point on a curve to the left, having a radius of 32.00 feet, a central angle of 63°14'03", a chord bearing of N 34°53'39" W, and a chord length of 33.55 feet; thence along the arc of said curve, an arc length of 35.32 feet; thence N 66°30'41" W, a distance of 19.49 feet to a point on a curve to the right, having a radius of 93.00 feet, a central angle of 17°44'03", a chord bearing of N 57°38'40" W, and a chord length of 28.67 feet; thence along the arc of said curve, an arc length of 28.79 feet; thence N 48°46'38" W, a distance of 23.01 feet to a point on a curve to the right, having a radius of 57.00 feet, a central angle of 134°21'15", a chord bearing of N 18°23'59" E, and a chord length of 105.07 feet; thence along the arc of said curve, an arc length of 133.66 feet; thence N 85°34'36" E, a distance of 68.34 feet to a point on a curve to the left, having a radius of 195.00 feet, a central angle of 21°41'08", a chord bearing of N 74°44'03" E, and a chord length of 73.36 feet; thence along the arc of said curve, an arc length of 73.80 feet; thence N 63°53'29" E, a distance of 202.95 feet to a point on a curve to the right, having a radius of 57.00 feet, a central angle of 118°32'08", a chord bearing of S 56°50'27" E, and a chord length of 97.99 feet; thence along the arc of said curve, an arc length of 117.92 feet; thence S 02°25'36" W, a distance of 132.24 feet; thence N 54°50'52" E a distance of 91.57 feet to a point on a curve to the right, having a radius of 2265.00 feet, a central angle of 31°18'01", a chord bearing of N 70°29'53" E, and a chord length of 1222.03 feet; thence along the arc of said curve, an arc length of 1237.36 feet; thence N 52°29'16" E, a distance of 106.85 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 20°14'15", a chord bearing of N 11°34'01" W, and a chord length of 19.33 feet; thence along the arc of said curve, an arc length of 19.43 feet; thence N 01°26'53" W, a distance of 70.09 feet to a point on a curve to the left, having a radius of 45.00 feet, a central angle of 29°06'14", a chord bearing of N 16°00'00" W, and a chord length of 22.61 feet; thence along the arc of said curve, an arc length of 22.86 feet; thence N 30°33'08" W, a distance of 12.44 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 104°19'41", a chord bearing of N 21°36'43" E, and a chord length of 86.87 feet; thence along the arc of said curve, an arc length of 100.15 feet; thence N 73°46'34" E, a distance of 210.80 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 62°07'35", a chord bearing of S 75°09'39" E, and a chord length of 56.76 feet; thence along the arc of said curve, an arc length of 59.64 feet; thence S 44°05'51" E, a distance of 171.45 feet to a point on a curve to the left, having a radius of 45.00 feet, a central angle of 31°40'21", a chord bearing of S 59°56'02" E, and a chord length of 24.56 feet; thence along the arc of said curve, an arc length of 24.88 feet; thence S 75°46'13" E, a distance of 66.16 feet to a point on a curve to the left, having a radius of 45.00 feet, a central angle of 12°57'27", a chord bearing of S 82°14'56" E, and a chord length of 10.16 feet; thence along the arc of said curve, an arc length of 10.18 feet; thence S 88°43'39" E, a distance of 14.45 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 89°26'03", a chord bearing of S 44°00'38" E, and a chord length of 77.40 feet; thence along the arc of said curve, an arc length of 85.85 feet; thence S 00°42'23" W, a distance of 103.30 feet; thence S 89°17'37" E, a distance of 613.16 feet to said West Right of Way line of South River Road; thence S 00°28'30" W, along said West Right of Way line of South River Road, a distance of 80.93 feet to the POINT OF BEGINNING

Parcel contains 4003306 square feet, or 91.9033 acres more or less.

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MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 369

SHEET 3 OF 7

SCALE: 1" = 700'

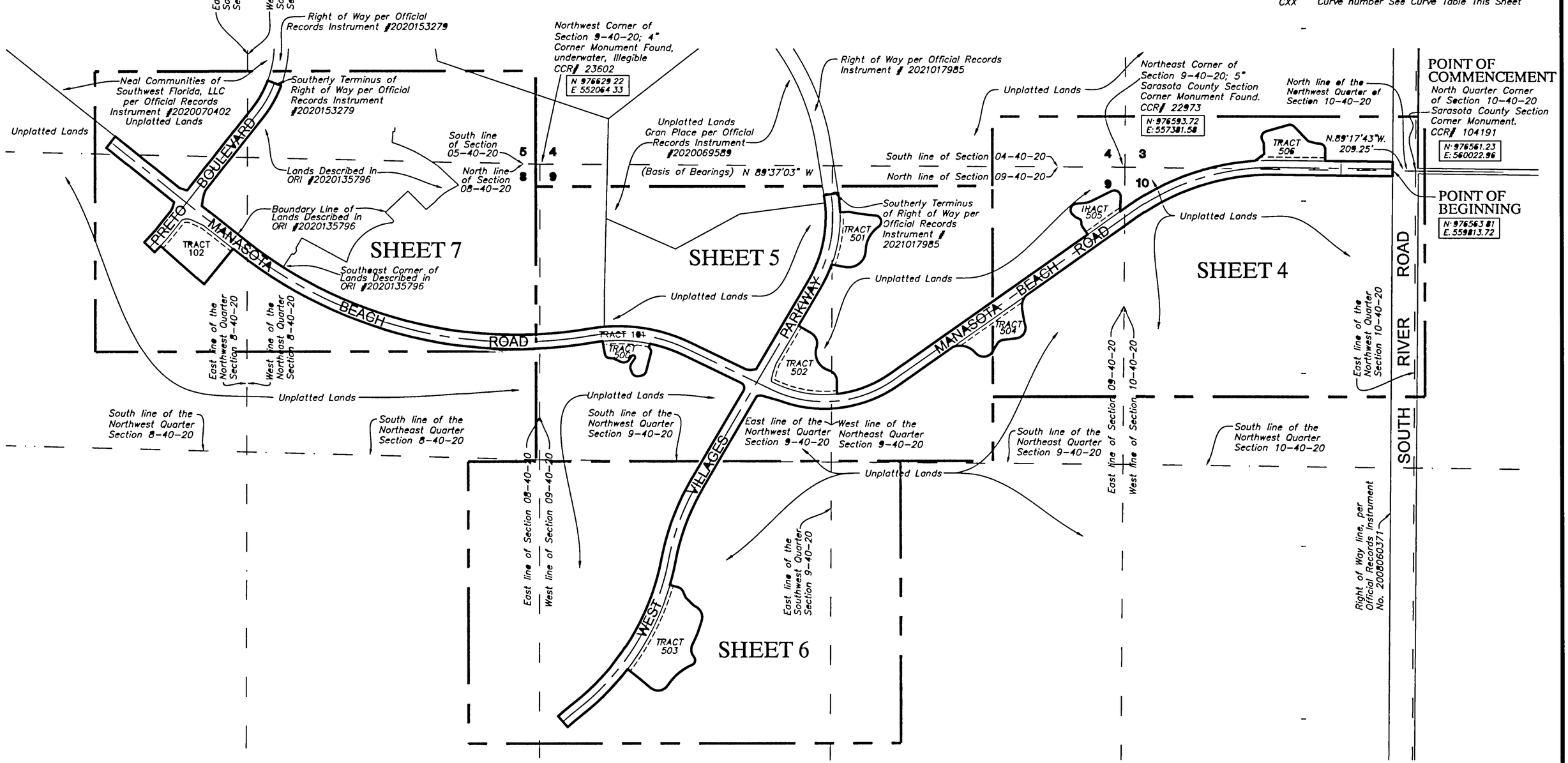
0 350 700 1400

NOTES:

1. Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.
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 Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279–0025B. 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 refer to FLDEP Bench Mark # N697–2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

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



KEY MAP

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
102	Future Public Safety Building
500 504 501 505 502 506 503	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

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PLAT BOOK 55 PAGE 370

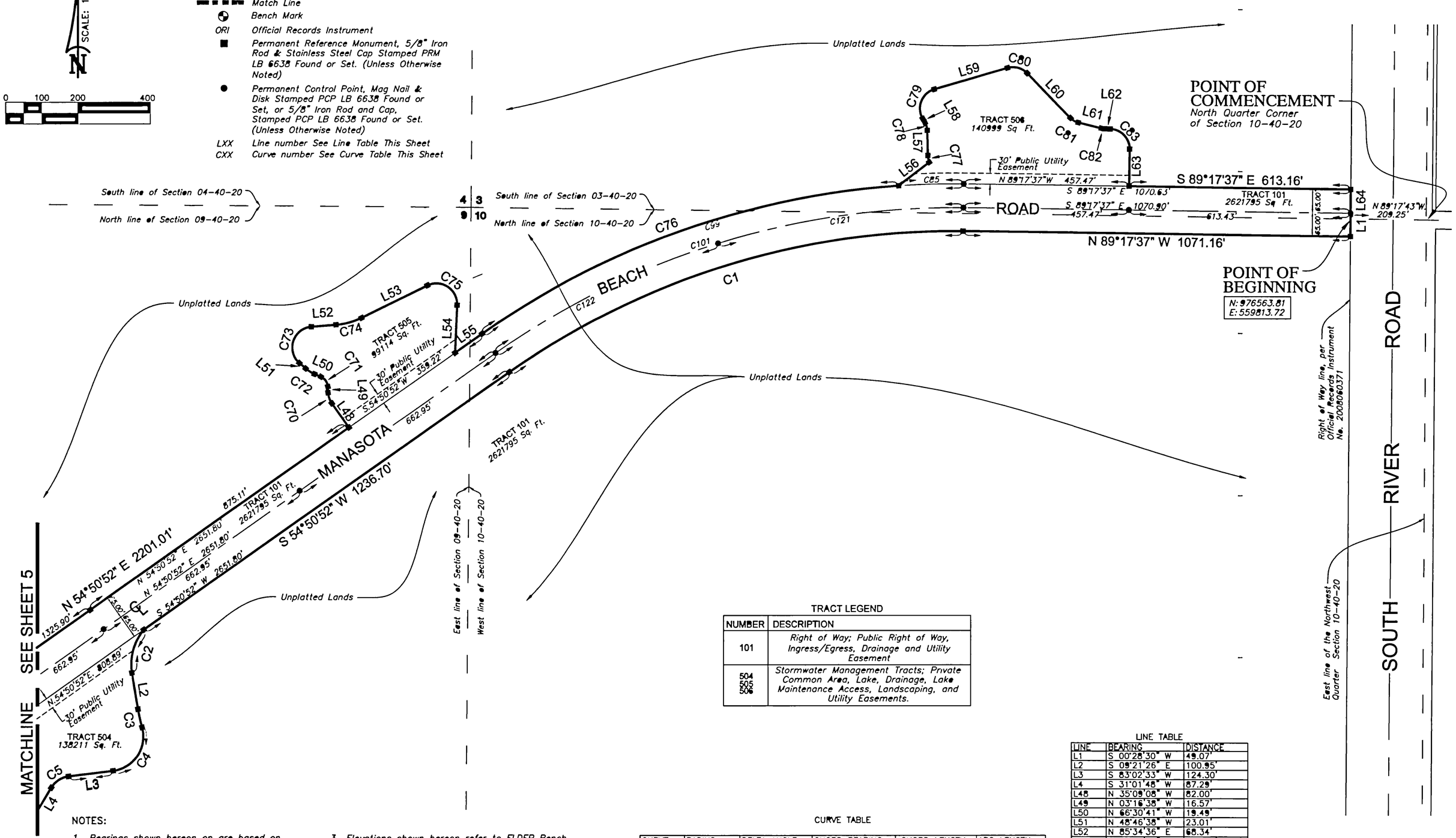
SHEET 4 OF 7

SCALE: 1" = 200'

0 100 200 400

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
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
504 505 506	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°28'30" W	49.07'
L2	S 09°21'26" E	100.95'
L3	S 83°02'33" W	124.30'
L4	S 31°01'48" W	87.29'
L48	N 35°09'08" W	82.00'
L49	N 03°16'38" W	16.57'
L50	N 66°30'41" W	19.49'
L51	N 48°46'38" W	23.01'
L52	N 85°34'36" E	68.34'
L53	N 63°53'29" E	202.95'
L54	S 02°25'36" W	132.24'
L55	N 54°50'52" E	91.57'
L56	N 52°29'16" E	106.85'
L57	N 01°26'53" W	70.09'
L58	N 30°33'08" W	12.44'
L59	N 73°46'34" E	210.80'
L60	S 44°05'51" E	171.45'
L61	S 75°46'13" E	66.16'
L62	S 88°43'39" E	14.45'
L63	S 00°42'23" W	103.30'
L64	S 00°28'30" W	80.93'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2135.00'	35°51'31"	S 72°46'38" W	1314.49'	1336.19'
C2	153.00'	47°21'26"	S 15°04'13" W	122.89'	126.46'
C3	485.00'	6°02'56"	S 12°43'49" E	51.18'	51.20'
C4	95.00'	98°47'50"	S 33°38'38" W	144.26'	163.81'
C5	65.00'	52°00'45"	S 57°02'11" W	57.00'	59.01'
C70	57.00'	31°52'30"	N 19°12'53" W	31.30'	31.71'
C71	32.00'	63°14'03"	N 34°53'39" W	33.55'	35.32'
C72	93.00'	17°44'03"	N 57°38'40" W	28.67'	28.79'
C73	57.00'	134°21'15"	N 18°23'59" E	105.07'	133.66'
C74	195.00'	21°41'08"	N 74°44'03" E	73.36'	73.80'
C75	57.00'	118°32'08"	S 56°50'27" E	97.99'	117.92'
C76	2265.00'	31°18'01"	N 70°29'53" E	1222.03'	1237.36'
C77	55.00'	20°14'15"	N 11°34'01" W	19.33'	19.43'
C78	45.00'	29°06'14"	N 16°00'00" W	22.61'	22.86'
C79	55.00'	104°19'41"	N 21°36'43" E	86.87'	100.15'
C80	55.00'	62°07'35"	S 75°09'39" E	56.76'	59.64'
C81	45.00'	31°40'21"	S 59°56'02" E	24.56'	24.88'
C82	45.00'	12°57'27"	S 82°14'56" E	10.16'	10.18'
C83	55.00'	89°26'03"	S 44°00'38" E	77.40'	85.85'
C85	2265.00'	4°33'30"	S 88°25'39" W	180.15'	180.20'
C99	2265.00'	35°51'31"	N 72°46'38" E	1394.53'	1417.55'
C101	2200.00'	35°51'31"	N 72°46'38" E	1354.51'	1376.87'
C121	2200.00'	17°55'46"	N 81°44'31" E	685.63'	688.44'
C122	2200.00'	17°55'46"	N 63°48'45" E	685.63'	688.44'

NOTES:

1. Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.
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3. Elevations shown hereon refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

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MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 371

SHEET 5 OF 7

SCALE: 1"= 200'

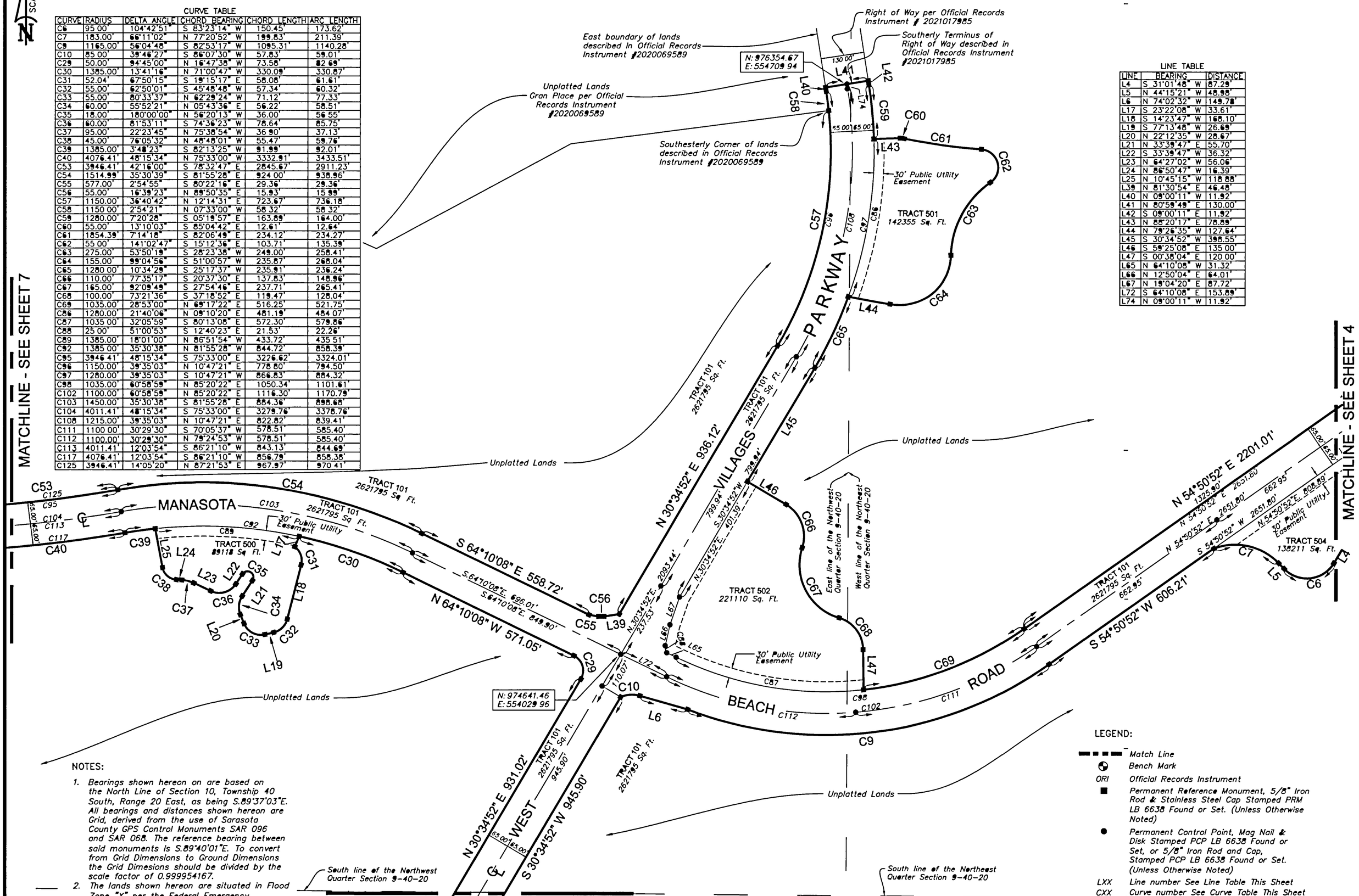
0 100 200 400

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	95.00'	104°42'51"	S 83°23'14" W	150.45'	173.62'
C7	183.00'	66°11'02"	N 77°20'52" W	199.83'	211.39'
C9	1165.00'	56°04'48"	S 82°53'17" W	1095.31'	1140.28'
C10	85.00'	39°46'27"	S 86°07'30" W	57.83'	59.01'
C29	50.00'	94°45'00"	N 16°47'38" W	73.58'	82.69'
C30	1385.00'	13°41'16"	N 71°00'47" W	330.09'	330.87'
C31	52.04'	67°50'15"	S 19°15'17" E	58.08'	61.61'
C32	55.00'	62°50'01"	S 45°48'48" W	57.34'	60.32'
C33	55.00'	80°33'37"	N 62°29'24" W	71.12'	77.33'
C34	60.00'	55°52'21"	N 05°43'36" E	56.22'	58.51'
C35	18.00'	180°00'00"	N 56°20'13" W	36.00'	56.55'
C36	60.00'	81°53'11"	S 74°36'23" W	78.64'	85.75'
C37	95.00'	22°23'45"	N 75°38'54" W	36.90'	37.13'
C38	45.00'	76°05'32"	N 48°48'01" W	55.47'	59.76'
C39	1385.00'	3°48'23"	S 82°13'25" W	91.99'	92.01'
C40	4076.41'	48°15'34"	N 75°33'00" W	3332.91'	3433.51'
C53	3946.41'	42°16'00"	S 78°32'47" E	2845.67'	2911.23'
C54	1514.99'	35°30'39"	S 81°55'28" E	924.00'	938.96'
C55	577.00'	2°54'55"	S 80°22'16" E	29.36'	29.36'
C56	55.00'	16°39'23"	N 89°50'35" E	15.93'	15.99'
C57	1150.00'	36°40'42"	N 12°14'31" E	723.67'	736.18'
C58	1150.00'	2°54'21"	N 07°33'00" W	58.32'	58.32'
C59	1280.00'	7°20'28"	S 05°19'57" E	163.89'	164.00'
C60	55.00'	13°10'03"	S 85°04'42" E	12.61'	12.64'
C61	1854.39'	7°14'18"	S 82°06'49" E	234.12'	234.27'
C62	55.00'	141°02'47"	S 15°12'36" E	103.71'	135.39'
C63	275.00'	53°50'19"	S 28°23'38" W	249.00'	258.41'
C64	155.00'	99°04'56"	S 51°00'57" W	235.87'	268.04'
C65	1280.00'	10°34'29"	S 25°17'37" W	235.91'	236.24'
C66	110.00'	77°35'17"	S 20°37'30" E	137.83'	148.96'
C67	165.00'	92°09'49"	S 27°54'46" E	237.71'	265.41'
C68	100.00'	73°21'36"	S 37°18'52" E	119.47'	128.04'
C69	1035.00'	28°53'00"	N 69°17'22" E	516.25'	521.75'
C86	1280.00'	21°40'06"	N 09°10'20" E	481.19'	484.07'
C87	1035.00'	32°05'59"	S 80°13'08" E	572.30'	579.86'
C88	25.00'	51°00'53"	S 12°40'23" E	21.53'	22.26'
C89	1385.00'	18°01'00"	N 86°51'54" W	433.72'	435.51'
C92	1385.00'	35°30'38"	N 81°55'28" W	844.72'	858.39'
C95	3946.41'	48°15'34"	S 75°33'00" E	3226.62'	3324.01'
C96	1150.00'	39°35'03"	N 10°47'21" E	778.80'	794.50'
C97	1280.00'	39°35'03"	S 10°47'21" W	866.83'	884.32'
C98	1035.00'	60°58'59"	N 85°20'22" E	1050.34'	1101.61'
C102	1100.00'	60°58'59"	N 85°20'22" E	1116.30'	1170.79'
C103	1450.00'	35°30'38"	S 81°55'28" E	884.36'	898.68'
C104	4011.41'	48°15'34"	S 75°33'00" E	3279.76'	3378.76'
C108	1215.00'	39°35'03"	N 10°47'21" E	822.82'	839.41'
C111	1100.00'	30°29'30"	S 70°05'37" W	578.51'	585.40'
C112	1100.00'	30°29'30"	N 79°24'53" W	578.51'	585.40'
C113	4011.41'	12°03'54"	S 86°21'10" W	843.13'	844.69'
C117	4076.41'	12°03'54"	S 86°21'10" W	856.79'	858.38'
C125	3946.41'	14°05'20"	N 87°21'53" E	967.97'	970.41'

LINE TABLE

LINE	BEARING	DISTANCE
L4	S 31°01'48" W	87.29'
L5	N 44°15'21" W	48.98'
L6	N 74°02'32" W	149.78'
L17	S 23°22'08" W	33.61'
L18	S 14°23'47" W	168.10'
L19	S 77°13'48" W	26.69'
L20	N 22°12'35" W	28.67'
L21	N 33°39'47" E	55.70'
L22	S 33°39'47" W	36.32'
L23	N 64°27'02" W	56.06'
L24	N 86°50'47" W	16.39'
L25	N 10°45'15" W	118.88'
L39	N 81°30'54" E	46.48'
L40	N 09°00'11" W	11.92'
L41	N 80°59'49" E	130.00'
L42	S 09°00'11" E	11.92'
L43	N 88°20'17" E	78.89'
L44	N 79°26'35" W	127.64'
L45	S 30°34'52" W	398.55'
L46	S 59°25'08" E	135.00'
L47	S 00°38'04" E	120.00'
L65	N 64°10'08" W	31.32'
L66	N 12°50'04" E	64.01'
L67	N 19°04'20" E	87.72'
L72	S 64°10'08" E	153.89'
L74	N 09°00'11" W	11.92'



NOTES:

1. Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.
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 Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279-0025B. 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 refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
500 502 501 504	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

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

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

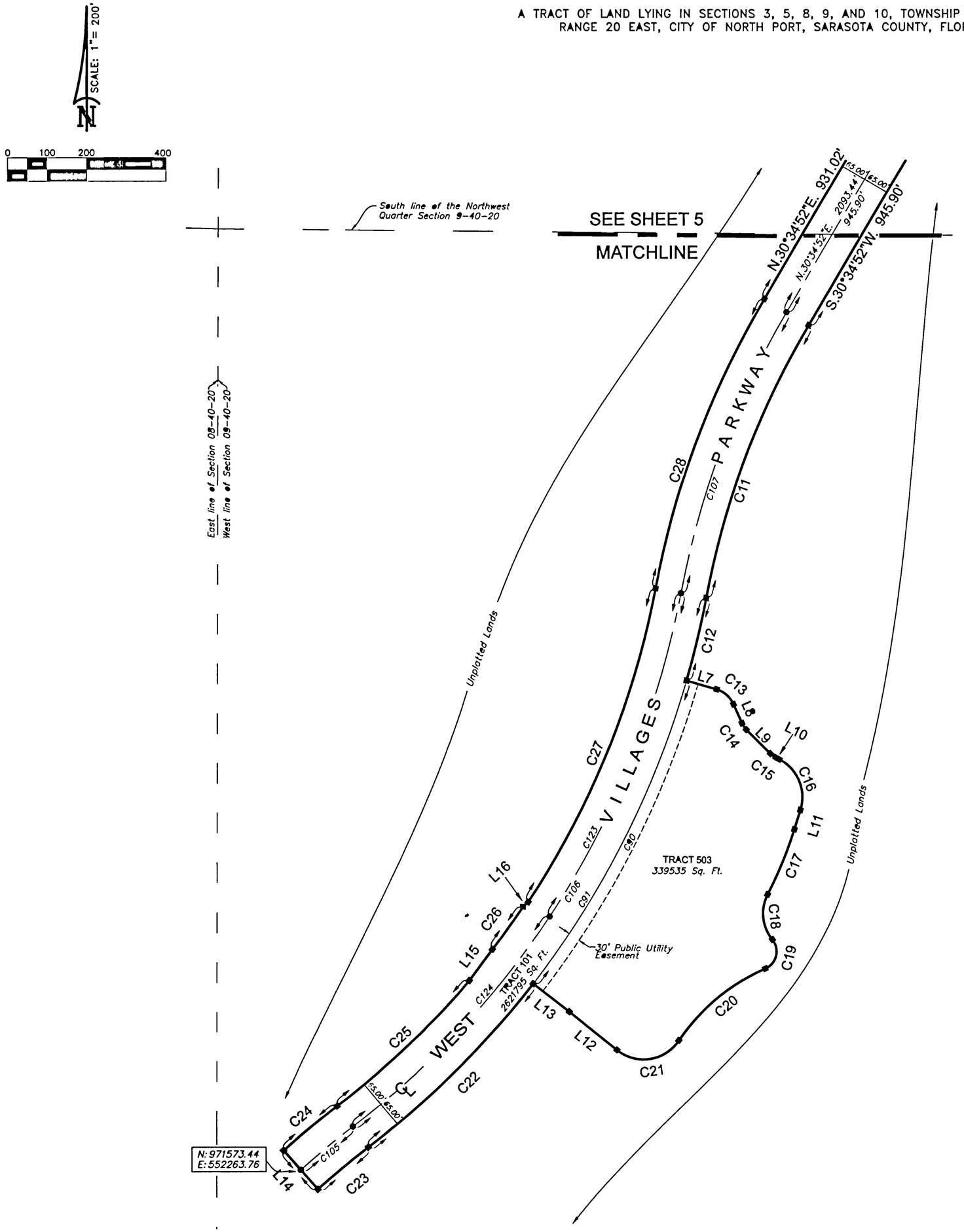
MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 372

SHEET 6 OF 7



NOTES:

1. Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.
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 Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279–0025B. 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 refer to FLDEP Bench Mark # N697–2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

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
L7	S 73°50'06" E	79.04'
L8	S 24°02'24" E	52.17'
L9	S 45°00'23" E	85.92'
L10	S 63°04'43" E	9.91'
L11	S 17°34'13" W	51.16'
L12	N 50°50'41" W	154.43'
L13	N 52°07'14" W	115.22'
L14	N 41°41'29" W	130.00'
L15	N 36°42'52" E	97.65'
L16	N 47°02'59" E	17.69'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	2135.00'	19°50'26"	S 20°39'39" W	735.63'	739.32'
C12	2265.00'	5°25'28"	S 13°27'10" W	214.36'	214.44'
C13	67.00'	49°47'43"	S 48°56'15" E	56.41'	58.23'
C14	53.00'	20°57'59"	S 34°31'23" E	19.29'	19.39'
C15	53.00'	18°04'21"	S 54°02'33" E	16.65'	16.72'
C16	107.00'	80°38'56"	S 22°45'15" E	138.48'	150.61'
C17	1007.00'	10°01'39"	S 22°35'02" W	176.01'	176.24'
C18	103.00'	67°04'13"	S 05°56'15" E	113.80'	120.57'
C19	47.00'	106°27'33"	S 13°45'25" W	75.30'	87.33'
C20	493.00'	33°28'23"	S 50°15'00" W	283.94'	288.02'
C21	107.00'	95°38'30"	S 81°20'04" W	158.58'	178.61'
C22	2265.00'	14°52'19"	S 45°18'55" W	586.26'	587.91'
C23	2135.00'	4°26'33"	S 50°31'48" W	165.50'	165.54'
C24	2265.00'	4°26'33"	N 50°31'48" E	175.58'	175.62'
C25	2135.00'	12°22'45"	N 46°33'42" E	460.39'	461.28'
C26	2131.00'	3°32'15"	N 35°58'56" E	131.55'	131.57'
C27	2135.00'	23°00'37"	N 22°14'44" E	851.67'	857.42'
C28	2265.00'	19°50'26"	N 20°39'39" E	780.42'	784.33'
C90	2265.00'	21°42'52"	N 27°01'20" E	853.28'	858.41'
C91	2265.00'	42°00'39"	S 31°44'45" W	1623.80'	1660.76'
C105	2200.00'	4°26'33"	N 50°31'48" E	170.54'	170.58'
C106	2200.00'	42°00'39"	N 31°44'45" E	1577.20'	1613.10'
C107	2200.00'	19°50'26"	N 20°39'39" E	758.02'	761.83'
C123	2200.00'	21°00'19"	N 21°14'35" E	802.04'	806.55'
C124	2200.00'	21°00'19"	N 42°14'55" E	802.04'	806.55'

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
503	Stormwater Management Tracts; Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.

BRITT SURVEYING, INC.
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606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1395 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

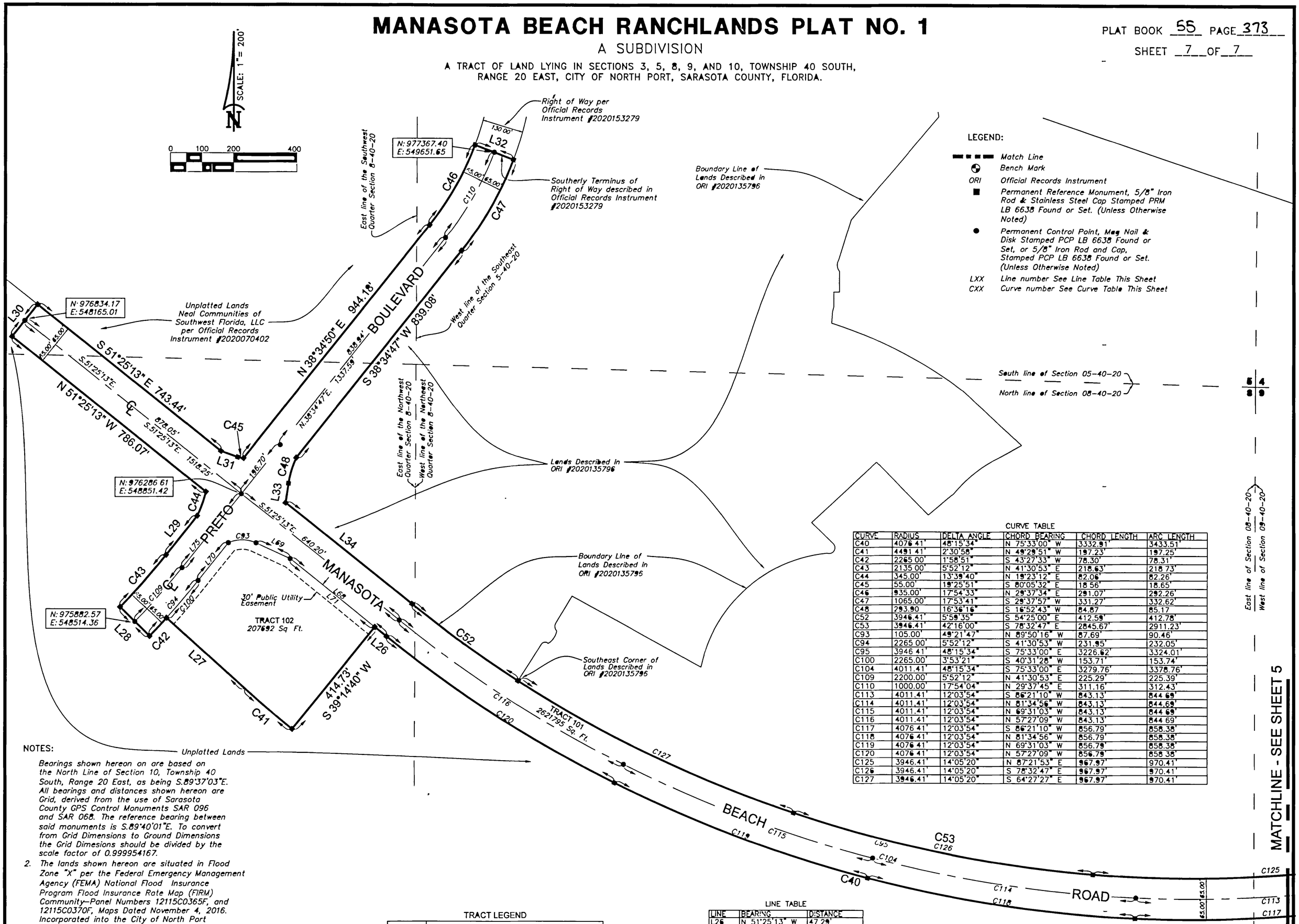
MANASOTA BEACH RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTIONS 3, 5, 8, 9, AND 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55 PAGE 373

SHEET 7 OF 7



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 TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C40	4076.41'	48°15'34"	N 75°33'00" W	3332.91'	3433.51'
C41	4491.41'	2°30'58"	N 49°29'51" W	197.23'	197.25'
C42	2265.00'	1°58'51"	S 43°27'33" W	78.30'	78.31'
C43	2135.00'	5°52'12"	N 41°30'53" E	218.63'	218.73'
C44	345.00'	13°39'40"	N 19°23'12" E	82.06'	82.26'
C45	55.00'	19°25'51"	S 80°05'32" E	18.56'	18.65'
C46	935.00'	17°54'33"	N 29°37'34" E	291.07'	292.26'
C47	1065.00'	17°53'41"	S 29°37'57" W	331.27'	332.62'
C48	293.90'	16°36'16"	S 16°52'43" W	84.87'	85.17'
C52	3946.41'	5°59'35"	S 54°25'00" E	412.59'	412.78'
C53	3946.41'	42°16'00"	S 78°32'47" E	2845.67'	2911.23'
C93	105.00'	49°21'47"	N 89°50'16" W	87.69'	90.46'
C94	2265.00'	5°52'12"	S 41°30'53" W	231.95'	232.05'
C95	3946.41'	48°15'34"	S 75°33'00" E	3226.62'	3324.01'
C100	2265.00'	3°53'21"	S 40°31'28" W	153.71'	153.74'
C104	4011.41'	48°15'34"	S 75°33'00" E	3279.76'	3378.76'
C109	2200.00'	5°52'12"	N 41°30'53" E	225.29'	225.39'
C110	1000.00'	17°54'04"	N 29°37'45" E	311.16'	312.43'
C113	4011.41'	12°03'54"	S 86°21'10" W	843.13'	844.69'
C114	4011.41'	12°03'54"	N 81°34'56" W	843.13'	844.69'
C115	4011.41'	12°03'54"	N 69°31'03" W	843.13'	844.69'
C116	4011.41'	12°03'54"	N 57°27'09" W	843.13'	844.69'
C117	4076.41'	12°03'54"	S 86°21'10" W	856.79'	858.38'
C118	4076.41'	12°03'54"	N 81°34'56" W	856.79'	858.38'
C119	4076.41'	12°03'54"	N 69°31'03" W	856.79'	858.38'
C120	4076.41'	12°03'54"	N 57°27'09" W	856.79'	858.38'
C125	3946.41'	14°05'20"	N 87°21'53" E	967.97'	970.41'
C126	3946.41'	14°05'20"	S 78°32'47" E	967.97'	970.41'
C127	3946.41'	14°05'20"	S 64°27'27" E	967.97'	970.41'

NOTES:

Bearings shown hereon on are based on the North Line of Section 10, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota 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 Dimesions should be divided by the scale factor of 0.999954167.

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4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S Survey feet.

TRACT LEGEND

NUMBER	DESCRIPTION
101	Right of Way; Public Right of Way, Ingress/Egress, Drainage and Utility Easement
102	Future Public Safety Building

LINE TABLE

LINE	BEARING	DISTANCE
L26	N 51°25'13" W	47.29'
L27	N 48°14'21" W	331.70'
L28	N 45°33'01" W	130.00'
L29	N 38°34'47" E	158.55'
L30	N 38°34'47" E	130.00'
L31	S 70°22'36" E	56.38'
L32	S 69°19'42" E	130.07'
L33	S 08°34'35" W	62.05'
L34	S 51°25'13" E	512.79'
L68	N 51°25'13" W	390.89'
L69	N 65°09'22" W	119.01'
L70	S 38°34'47" W	153.30'
L71	N 51°25'13" W	343.59'
L75	N 38°34'47" E	301.05'

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606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493–1396 Fax: (941) 484–5766
Email: bsi@brittsurveying.com

Florida Tax Collector

Barbara Ford-Coates – serving Sarasota County

Exceptional Staff Exceptional Service

Tax Collector Checkout

$0.00 CHECK OUT

Return | New Search | eBilling

Account Information

Account Number:
0807051000

Last Updated:
1/6/25

Tax Type:
Real Estate

Property Address:
0 Manasota Beach Rd 005

Mailing Address:
West Villages Improvement Dist
2501 Burns Rd #A
Palm Beach Gardens Fl 33410-5207

Latest Tax Year Summary

View Tax Bill Details | View Assessment/Exemption Details | Change Mailing Address

Tax Year:	Exemptions:	Millage Code:	Escrow Code:
2024	**GV 708900**	**0500**	**N/A**

Legal Description:
TRACT 102, MANASOTA BEACH RANCHLANDS PLAT NO 1, PB 55 PG 367-373

Tax Bills

Total Payable: $0.00

2024

Paid

Taxes & Assessments

Status	Amount Due	Amount Due If Paid By Date	Paid
Paid	**$0.00** Gross Taxes: $0.00 Fees: $0.00 Interest: $0.00 Discount: $0.00	**$0.00** **1/31/25 $0.00** 2/28/25 $0.00 3/31/25 $0.00	$0.00

Zero Bills

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
No Payment history is available for this account.			

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Logout

Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0807051000

Ownership:
WEST VILLAGES IMPROVEMENT DISTRICT
2501 BURNS RD STE A, PALM BEACH GARDENS, FL, 33410-5207
Situs Address:
0 MANASOTA BEACH RD VENICE, FL, 34223

Land Area: 207,692 Sq.Ft.
Municipality: City of North Port
Subdivision: 3403 - MANASOTA BEACH RANCHLANDS PLAT NO 1
Property Use: 9900 - Acreage Not Ag
Status OPEN
Sec/Twp/Rge: 03-40S-20E
Census: 121150027331
Zoning: V - VILLAGE
Total Living Units: 0
Parcel Description: TRACT 102, MANASOTA BEACH RANCHLANDS PLAT NO 1, PB 55 PG 367-373

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2024	$708,900	$0	$0	$708,900	$708,900	$708,900	$0	$0
2023	$1,118,400	$0	$0	$1,118,400	$1,118,400	$1,118,400	$0	$0
2022	$7,592,700	$0	$0	$7,592,700	$7,592,700	$7,592,700	$0	$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

Homestead Property: No

Grant Year	Value
2022	$779,790.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/4/2021	$0	2021180280	11	MANASOTA BEACH RANCHLANDS LLLP	OT

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/5/2025

FEMA Flood Zone Information provided by Sarasota County Government

Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0364G	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the Flood Zone Map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024
For general questions regarding the flood map, call (941) 861-5000.

MAP

1/6/2025, 3:03:10 PM

1:3,556

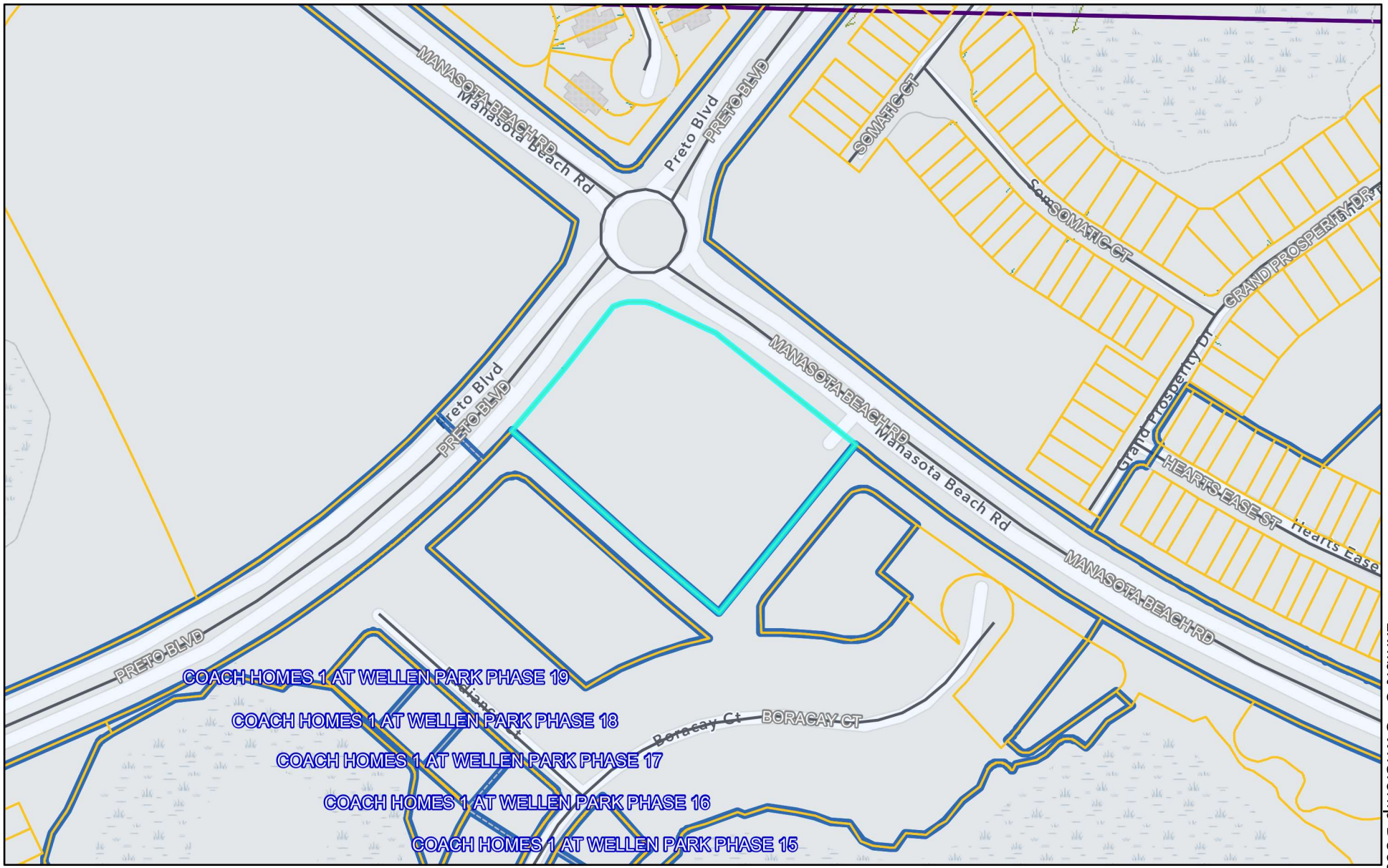
0 145 290 580 ft

0 40 80 160 m

Charlotte County, Maxar

Exhibit C - Ownership Documents

MAP



1/6/2025, 3:05:43 PM

1:3,556

0 145 290 580 ft

0 40 80 160 m

Esri Community Maps Contributors, University of South Florida, Charlotte County, Sarasota County GIS, FDEP, © OpenStreetMap, Microsoft, Esri,

Exhibit C - Ownership Documents

Property Information Report

First American Issuing Office: First American Title Insurance Company
10210 Highland Manor Drive, Ste 120

First American File Number: **2240-2812246**

Prepared For: Mattamy Homes
4901 Vineland Road, Suite 450
Orlando, FL 32811

Legal Description:

Tract 102, MANASOTA BEACH RANCHLANDS PLAT NO. 1, according to the plat thereof as recorded in Plat Book 55, Page 367 through 373, inclusive, of the public records of Sarasota County, Florida.

1. ***Grantee(s) In Last Deed of Record:***

West Villages Improvement District, an Independent Special District as disclosed by the Dedication of the plat of MANASOTA BEACH RANCHLANDS PLAT NO. 1, as recorded in Plat Book 55, Pages 367 through 373, inclusive, of the public records of Sarasota County, Florida.

2. ***Encumbrances/Matters Affecting Title*** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument	**O.R. Book**	**Page**
Plat of MANASOTA BEACH RANCHLANDS PLAT NO. 1	Plat Book 55	367 through 373
Right-of-Way Agreement	986	905
Declaration of Covenants, Conditions, Restrictions and Easements	Instrument No. 2004216589	
Notice of Establishment of West Villages Improvement District	Instrument No. 2004223490	
Easement	Instrument No. 2005089339	
Water and Wastewater Interim Utilities Agreement	Instrument No. 2005089520	
Declaration of Covenants, Conditions, Restrictions and Easements	Instrument No. 2005197548	
Amendment	Instrument No. 2005257191	
Notice of Promissory Note Sale	Instrument No. 2006023618	
Consent Agreement	Instrument No. 2006126669	
Amendment	Instrument No. 2007018906	

Notice and Disclosure of Taxing Authority by West Villages Improvement District	Instrument No. 2007048565
Amended and Restated Utility Agreement	Instrument No. 2007064870
Easement Agreement	Instrument No. 2007150241
West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1	Instrument No. 2007176566
Notice	Instrument No. 2008055051
Amendment	Instrument No. 2008099652
Dedication Agreement	Instrument No. 2016136666
First Amendment	Instrument No. 2017082888
Assignments of Educational System Impact Fee Credits	Instrument No. 2017110721
West Villages Improvement District Unit of Development No. 1	Instrument No. 2017111575
Collateral Assignment and Assumption of Development Rights	Instrument No. 2017111576
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111577
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111578
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111579
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111580
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111581
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111582
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111583
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2017111584
Assignment	Instrument No. 2017117935
Assignment	Instrument No. 2017127518
Assignment	Instrument No. 2017130231
Assignment	Instrument No. 2017154368
Notice	Instrument No. 2018000839
Assignment	Instrument No. 2018010588
Assignment	Instrument No. 2018030963
Assignment	Instrument No. 2018037575
Assignment	Instrument No. 2018049097
Resolution No. 2018-10	Instrument No. 2018084717

Assignment	Instrument No. 2018094442
City of North Port Ordinance No. 2018-08	Instrument No. 2018105750
Assignment	Instrument No. 2018121028
Restrictive Covenant	Instrument No. 2018128694
Assignment	Instrument No. 2018141014
Notice of Establishment of the West Villages Improvement District Unit of Development No. 6	Instrument No. 2018142894
Resolution No. 2018-22	Instrument No. 2018154491
Irrigation Water Supply Agreement	Instrument No. 2018159052
Notice of Establishment of the West Villages Improvement District Unit of Development No. 7	Instrument No. 2018164671
Assignment	Instrument No. 2019007128
Assignment	Instrument No. 2019034485
Assignment	Instrument No. 2019061327
West Villages Developer Agreement (Post Annexation)	Instrument No. 2020042302
West Villages Improvement District Instrument	Instrument No. 2021072090
Collateral Assignment	Instrument No. 2021072094
Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments	Instrument No. 2021072095
Declaration of Restrictive Covenant	Instrument No. 2021153734
Record Notice of Environmental Resource Permit	Instrument No. 2022068841
Record Notice of Environmental Resource Permit	Instrument No. 2022068842
Notice of Amended Boundary of the West Villages Improvement District	Instrument No. 2022121327
Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 6	Instrument No. 2022121328
Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1	Instrument No. 2022198036
Record Notice of Environmental Resource Permit	Instrument No. 2023167185
Amendment and Restatement of West Villages Developer Agreement (Post Annexation)	Instrument No. 2024156163

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0807051000 for tax year 2024
Gross Tax: $0.00 (X) Paid ( ) Not Paid.

Customer File Number:
FATIC File Number: 2812246

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from December 29, 1989 to December 16, 2024 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Sarasota County, Florida, affecting title to the property described therein. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property in formation report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

Leslie Lambert, as Vice President

Dated: 01/08/2025

City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARING
FOR RESOLUTION NO. 2025-R-73
(PPSP-25-03327)

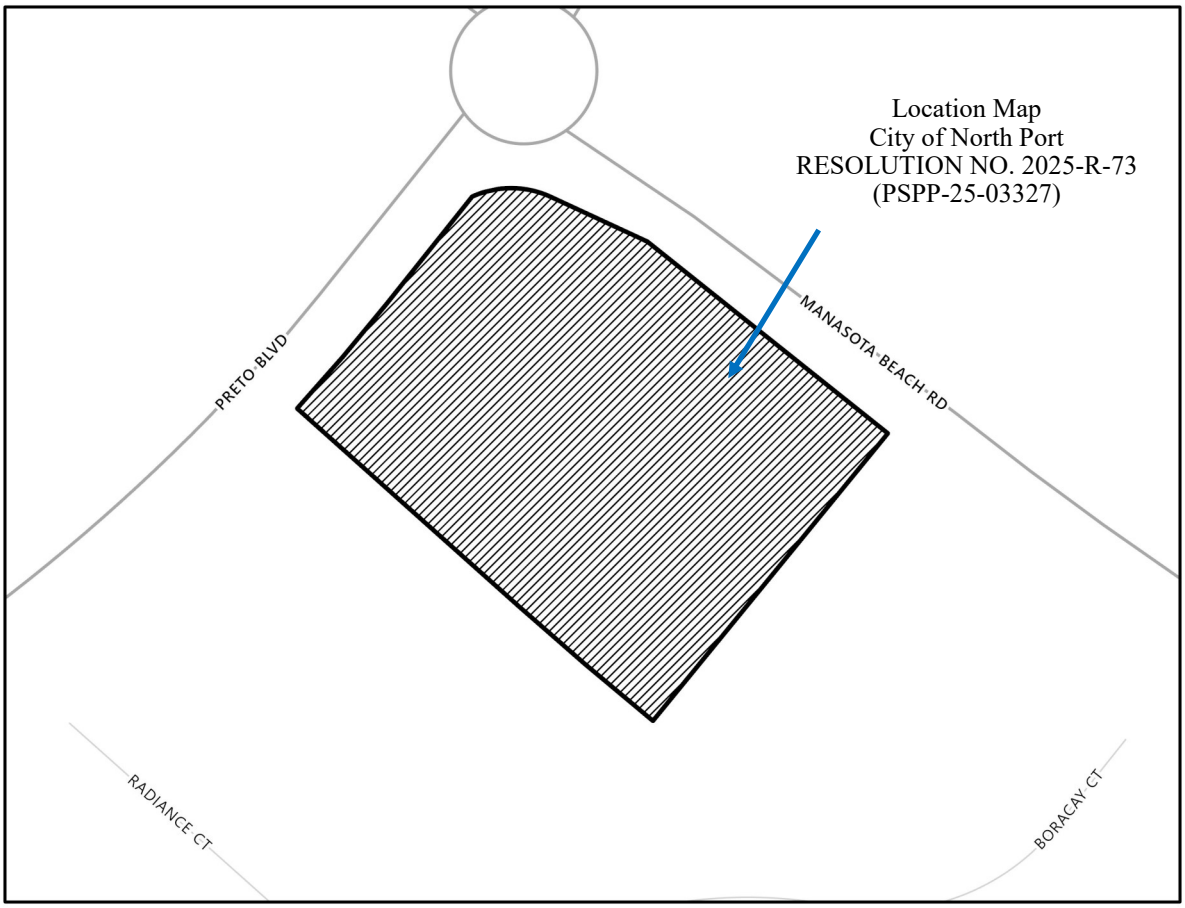
«NAME1»
«NAME_ADD2»
«NAME_ADD3»
«NAME_ADD4»
«NAME_ADD5»
«CITY», «STATE» «ZIP»
«COUNTRY»

NOTICE IS HEREBY GIVEN, pursuant to Florida State Statute 166.041(3)(c) that the City Commission of the City of North Port proposes to approve the following:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR FIRE STATION 87 TO CREATE TWO PARCELS, PARCEL 1 FOR A PUBLIC SAFETY FACILITY AND PARCEL 2 AN OPEN-SPACE PARK ON APPROXIMATELY 4.77 ACRES LOCATED AT THE INTERSECTION OF THE NORTHEAST CORNER OF MANASOTA BEACH ROAD AND PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE .

A Public Hearing will be held before the Planning and Zoning Advisory Board , designated as the Local Planning Agency (LPA), at **9:00** a.m. or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Resolution No. 2025-R-73 (PPSP-25-03327).

A Public Hearing will be held before the City Commission of the City of North Port at **6:00 p.m.**, or shortly thereafter, on **Tuesday, November 18, 2025**., in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-73.



PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
PRELIMINARY SUBDIVISION PLAT PETITION NO. PSPP-25-03327
RESOLUTION NO. 2025-R-73

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA) will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. PSPP-25-03327.

NOTICE IS HEREBY GIVEN, that the City Commission of the City of North Port will hold a public hearing at **6:00 p.m.** or shortly thereafter, on **Tuesday, November 18, 2025,** in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-73:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR FIRE STATION 87 TO CREATE TWO PARCELS, PARCEL 1 FOR A PUBLIC SAFETY FACILITY AND PARCEL 2 AN OPEN-SPACE PARK ON APPROXIMATELY 4.77 ACRES LOCATED AT THE INTERSECTION OF THE NORTHEAST CORNER OF MANASOTA BEACH ROAD AND PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed Resolution is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday. The documents pertinent to the proposed Petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Resolution.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email (cityclerk@northportfl.gov), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/
Heather Faust, MMC
City Clerk

adno=3973210-1