

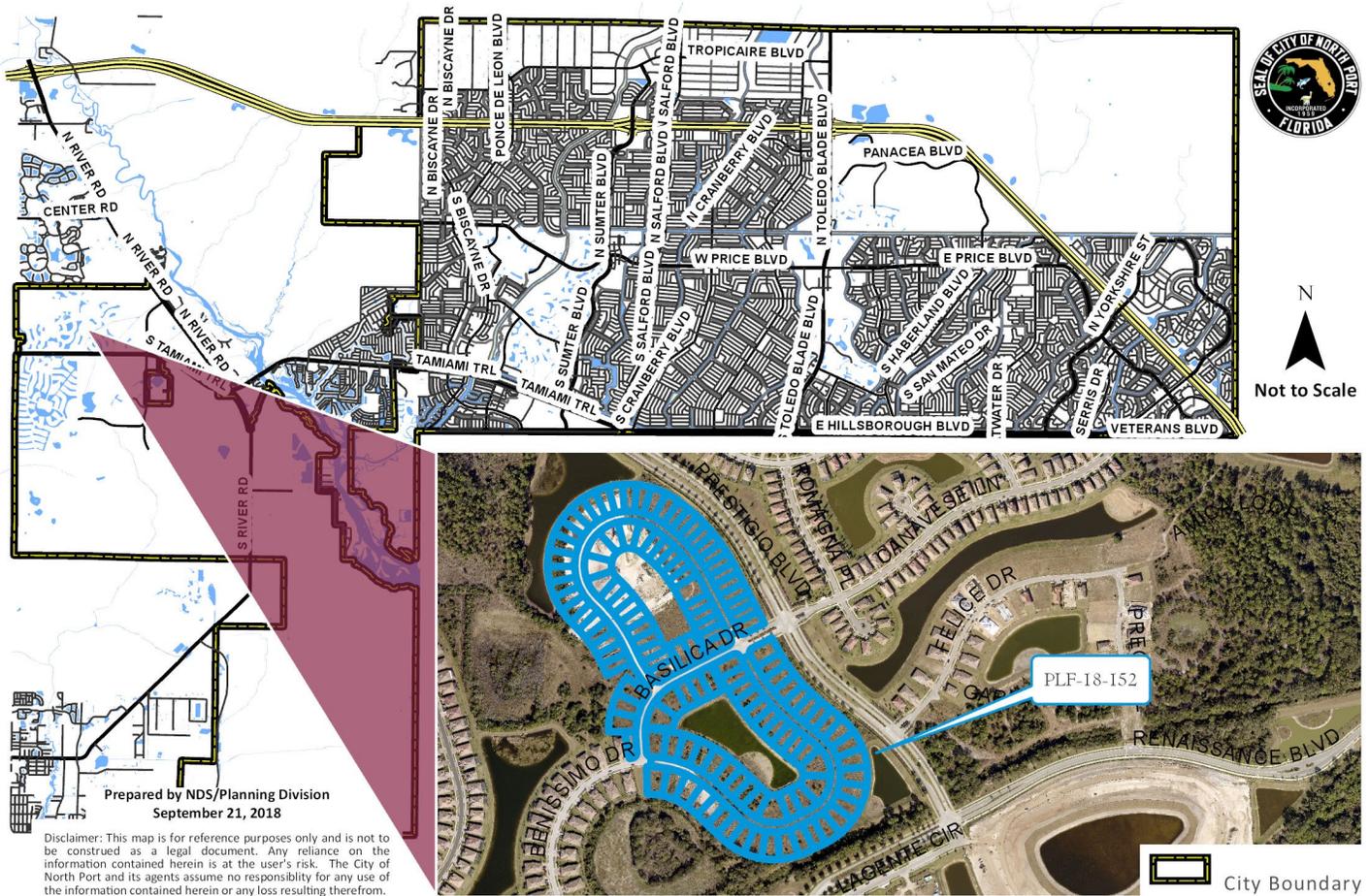


STAFF REPORT

Gran Paradiso, Phase 8

Final Plat

From: Josh Pelfrey, Planner
Thru: Nicole Galehouse, AICP,
 Interim Planning Manager
 Frank Miles, MPA, Director,
 Neighborhood Development Services
Date: October 9, 2018



PROJECT: PLF-18-152, Gran Paradiso, Phase 8, 125 Single Family lots
REQUEST: Approval of Petition No. PLF-18-152, Gran Paradiso, Phase 8
APPLICANT: Dean L. Paquet, P.E., representative of Kimley-Horn and Associates
OWNER: Lennar Homes LLC
LOCATION: Benissimo Dr, Bascilica Dr, Tratoria Loop, near the center of the Gran Paradiso Development, north of US-41
PROPERTY SIZE: ±32.97 acres

I. BACKGROUND

In May 2018, the subdivision (SCP-18-043) and Infrastructure Plans (INF-17-217) for Gran Paradiso, Phase 8 were approved by staff. This project adds 125 single family lots, and the associated right-of-way and drainage. The total site contains approximately ±32.97 acres. The Infrastructure was bonded for \$2,236,528.70.

II. LAND USE

Direction	Existing Land Uses	Zoning Map Designation	Future Land Use Map Designation
Subject Property	Village/Vacant	Village	Village
North	Village	Village	Village
South	Village	Village	Village
East	Village	Village	Village
West	Village	Village	Village

III. ANALYSIS & FINDINGS

2017 FLORIDA STATUTES

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

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

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

Conclusion: PLF-18-152 meets the State's requirements for City review and approval of plats.

**COMPLIANCE
WITH ULDC**

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

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

Findings: The final plat was reviewed for conformance with the approved subdivision plan.

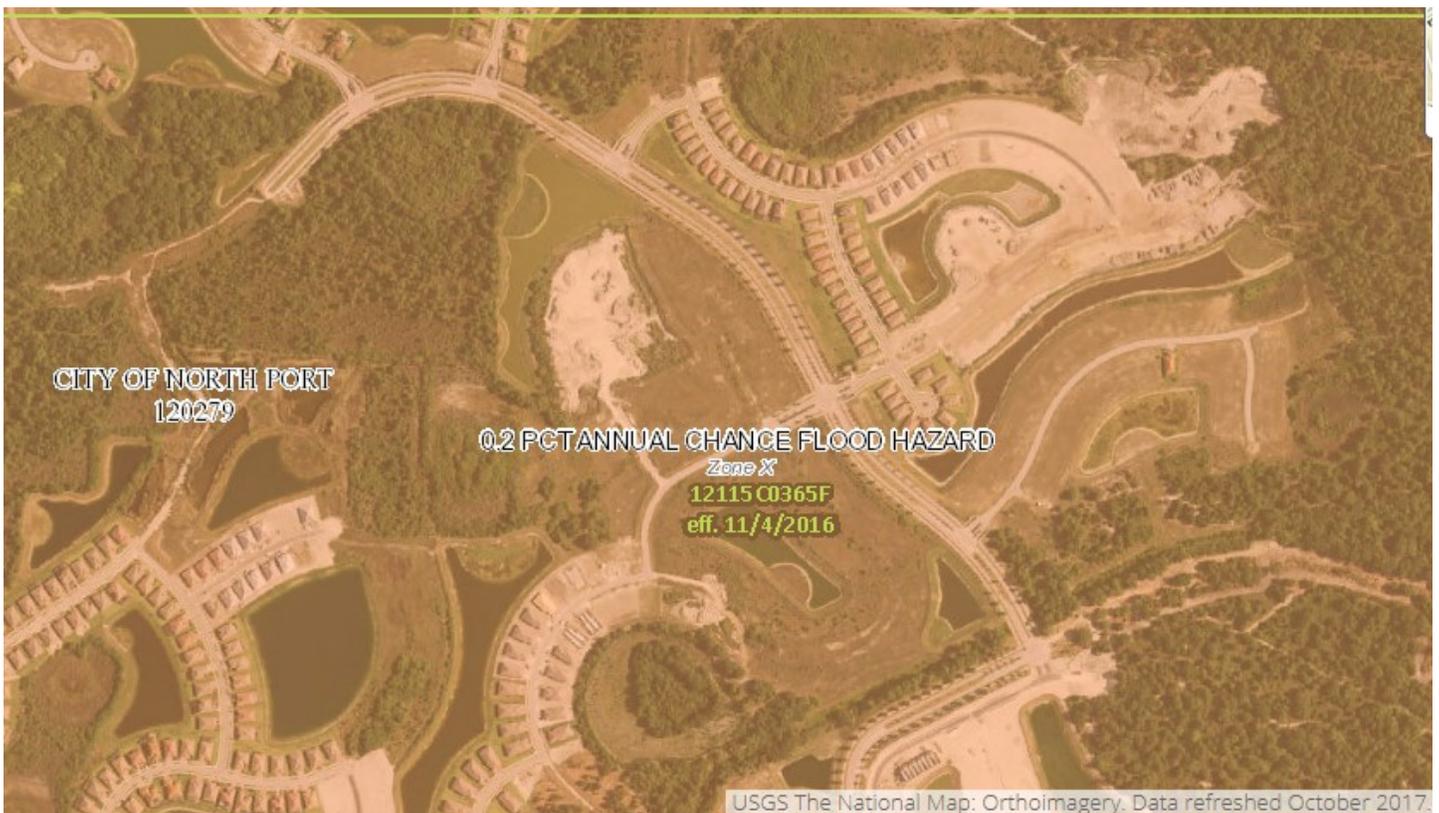
Conclusion: PLF-18-152 conforms with the approved subdivision plans.

ENVIRONMENTAL

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

FLOOD ZONE

Flood Zone X Shaded (Areas of 0.2% annual chance of flood), According to flood insurance rate map for Sarasota County, FL and Incorporated Areas, Community Panel Number 12115C0365F effective November 4, 2016.



IV. RECOMMENDED ACTION

The Planning & Zoning Advisory Board (PZAB) recommends that the City Commission **APPROVE** Petition No. PLF-18-152, Gran Paradiso, Phase 8, plat based on Staff's findings that this petition complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

V. ALTERNATIVE ACTIONS

The Commission could deny the petition. If that were the case, new findings would need to be written to support that decision.

VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	October 4, 2018 9:00 AM or as soon thereafter
City Commission Public Hearing	October 23, 2018 6:00 PM or as soon thereafter

VII. EXHIBITS

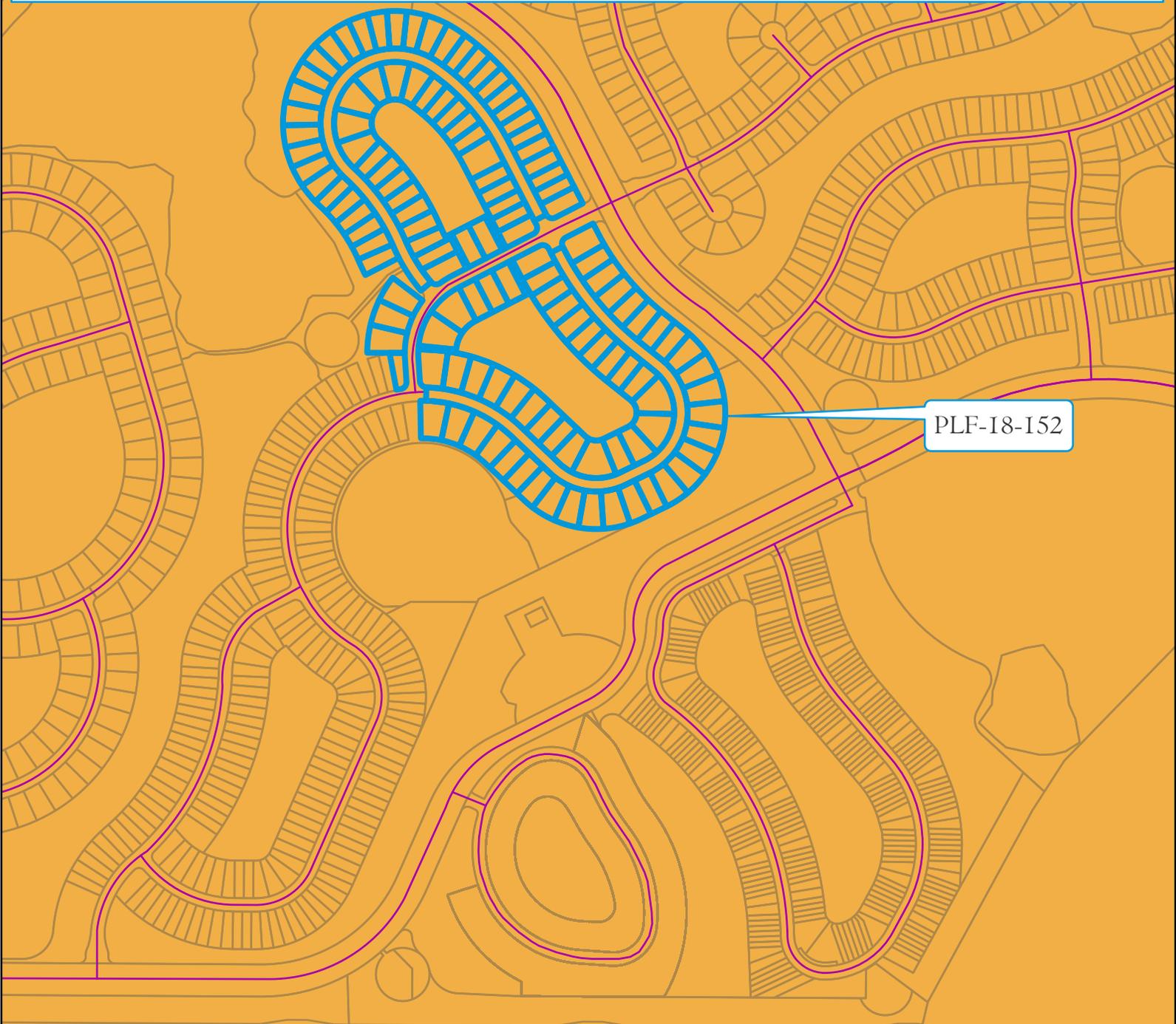
A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	Plat
E.	City Surveyor's Email

CURRENT ZONING

Exhibit A

'Village'

PLF-18-152 Gran Paradiso, Phase 8



S TAMIAMI TRL

Legend

-  PLF-18-152
-  V - Village

Prepared by NDS/Planning Division
September 21, 2018

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

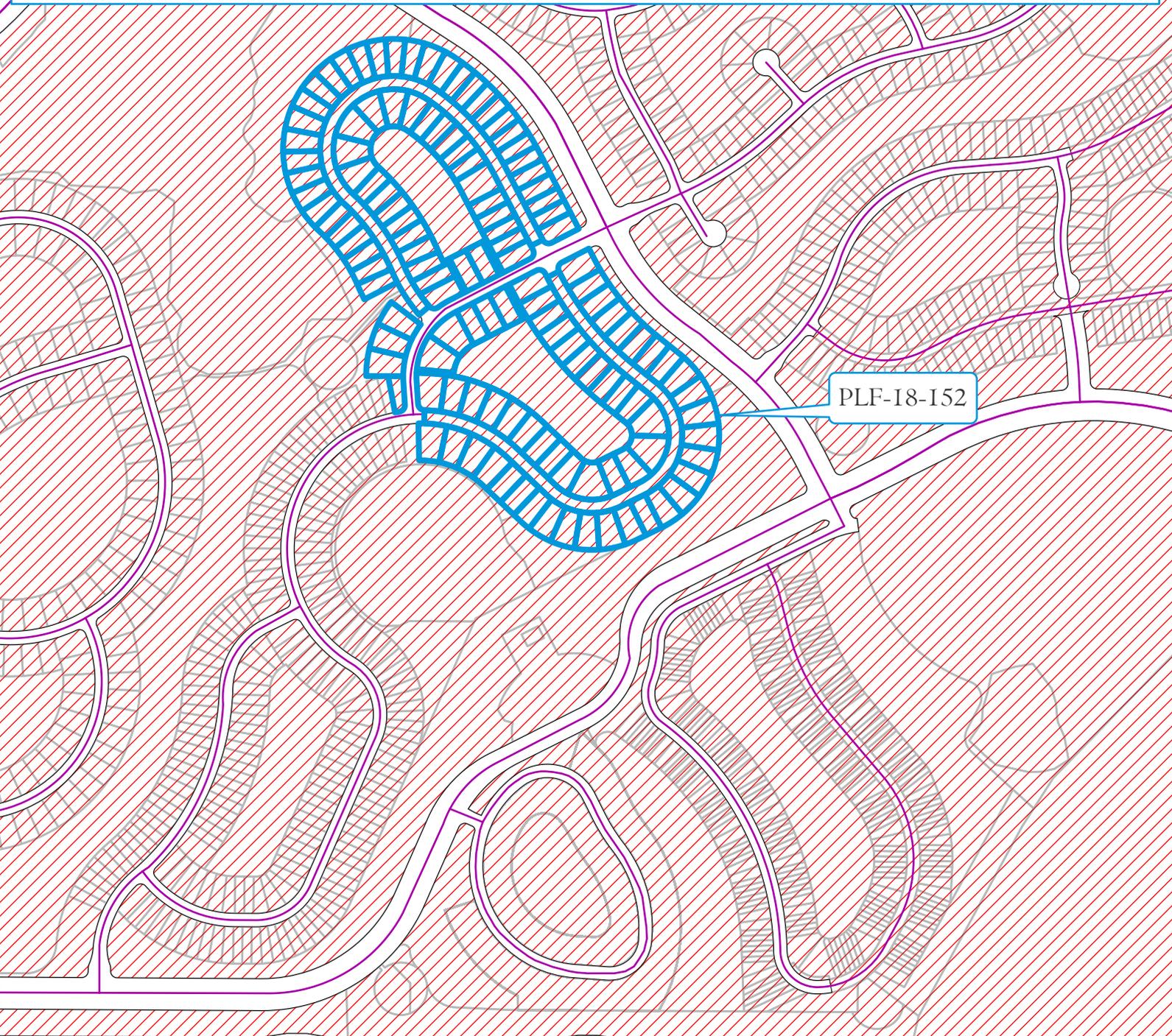
Property Data Source: Sarasota County Property Appraiser



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

FUTURE LAND USE
'Village A'
PLF-18-152 Gran Paradiso

Exhibit A



Legend

-  PLF-18-152
-  VILLAGE



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



Prepared by NDS/Planning Division
September 21, 2018

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

Property Data Source: Sarasota County Property Appraiser

AFFIDAVIT

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

Sworn and subscribed before me this 26 day of June, 2018

[Handwritten Signature]

Signature of Applicant or Authorized Agent

Dean L. Paquet, Associate

Print Name and Title

STATE OF Florida COUNTY OF Lee

The foregoing instrument was acknowledged by me this 26th day of June, 2018, by

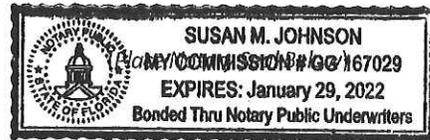
Dean L. Paquet

who is personally known to me or has produced

as identification, and who

did/did not take an oath.

[Handwritten Signature]
Signature - Notary Public



AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I (we), Darin McMurray, Vice President, Lennar Homes, LLC, property owner(s),

hereby authorize Dean L. Paquet, P.E. and Ty E. Gremaux, P.E. to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) Tracts 304, 307, and 308 of the Gran Paradiso Infrastructure Plat,

Plat Book 47, Pages 5 though 5-HH

Signature of Owner

Date

6/13/18

STATE OF Florida COUNTY OF Lee

The foregoing instrument was acknowledged by me this 13 day of June, 2018, by

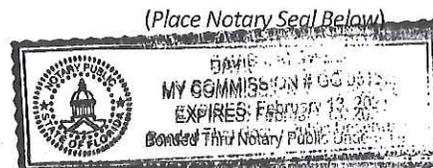
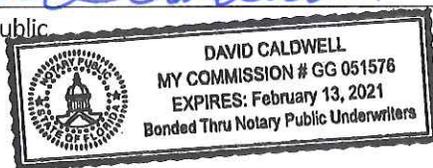
Darin McMurray, Vice President, Lennar Homes, LLC

who is personally known to me or has produced

as identification, and who did

not take an oath.

[Handwritten Signature]
Signature - Notary Public



TITLE CERTIFICATION

PAVESE LAW FIRM
1833 HENDRY STREET
FORT MYERS, FL 33901

GRAN PARADISO, PHASE 8

This Title Certificate is being rendered to the Board of Commissioners of the City of North Port for the sole and specific purpose of complying with Section 177.041(2); Florida statutes and is based solely on the following documents and searches which we believe, in our professional opinion, consist of the available documents sufficient and appropriate to render this certificate: North American Title Company, Title Commitment No.4421993, effective through June 27, 2013 at 5:00 PM and a search of the public records of Sarasota County from June 27, 2013, through May 8, 2018, covering the property described on attached Exhibit "A"

Based upon the aforementioned information, as of May 8, 2018, at 11:00 PM, fee simple title to said real estate is vested in LENNAR HOMES, LLC, a Florida limited liability company,

There are no mortgages on the property.

The following easements exist on the property:

- 1) The easements contained in that certain Declaration of Covenants, Conditions, Easements and Restrictions recorded November 12, 2004, in Official Records Instrument No. 2004216589; First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions, recorded November 17, 2005, in Official Records Instrument No. 2005257191; and, "First" Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded February 2, 2007, in Official Records Instrument No. 2007018906, all of the Public Records of Sarasota County, Florida.
- 2) Declaration of Covenants and Restrictions for Gran Paradiso, which also includes but is not limited to provisions for assessments and easements, recorded November 17, 2005, in Official Records Instrument No. 2005257192; First Amendment to Declaration of Covenants and Restrictions for Gran Paradiso, recorded February 2, 2007, in Official Records Instrument No. 2007018905; Second Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded April 2, 2008, in Official Records Instrument No. 2008044124; Third Amendment to Declaration of Covenants and Restrictions for Gran Paradiso recorded March 23, 2011, in Official Records Instrument No. 2011033531; Fourth Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded March 28, 2011, in Official Records Instrument No. 2011034905 Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded November 12, 2013, in Official Records Instrument No. 2013152280, as may be further amended, all of the Public Records of Sarasota County, Florida.
- 3) The easements contained in that certain Plat of Gran Paradiso, Infrastructure, recorded August 16, 2007 in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida.
- 4) Easement to West Villages Improvement District recorded May 9, 2006, in Official Records

Instrument No. 2006086182, of the Public Records of Sarasota County, Florida.

The following encumbrances also exist on the property:

- 1) Taxes for 2018 and subsequent years. The 2017 taxes have been paid.
- 2) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments, recorded February 16, 2005, in Official Records Instrument No. 2005032617, of the Public Records of Sarasota County, Florida.
- 3) Notice of Lien/Notice of Delinquent Non-Ad Valorem Assessments to West Villages Improvement District recorded March 19, 2014, in Official Records Instrument No. 2014030858, of the Public Records of Sarasota County, Florida.
- 4) Agreement between West Villages Improvement District and Fourth Quarter Properties XXX, LLC for Inclusion of Real Property as a Part of Unit of Development No. 2, recorded July 8, 2005, in Official Records Instrument No. 2005149323, of the Public Records of Sarasota County, Florida.
- 5) Consent and Joinder For West Villages Improvement District Unit of Development No. 3, recorded November 17, 2005, in Official Records Instrument No. 2005257202; and Notice by West Villages Improvement District of Bond Indebtedness For Unit of Development No. 3, recorded May 30, 2007, in Official Records Instrument No. 2007086621, all of the Public Records of Sarasota County, Florida.
- 6) True-Up Agreements recorded April 28, 2006, in Official Records Instrument No. 2006079206 and in Official Records Instrument No. 2006079207, and recorded May 9, 2006, in Official Records Instrument No. 2006086181, all of the Public Records of Sarasota County, Florida.
- 7) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments recorded May 11, 2006, in Official Records Instrument No. 2006088309 and 2006088310, all of the Public Records of Sarasota County, Florida.
- 8) Water and Wastewater System Standard Developer's Agreement recorded May 3, 2016 in Official Records Instrument No. 2016054118, and re-recorded in Official Records Instrument No. 2016080583, all of the Public Records of Lee Sarasota County, Florida.

Dated this 30th day of May, 2018.

PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: (239) 334-2195

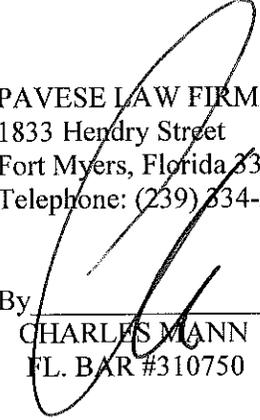
By 
CHARLES MANN
FL. BAR #310750

EXHIBIT "A"

Tracts 304, 307, and 308, GRAN PARADISO, INFRASTRUCTURE, as per plat thereof recorded in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida.

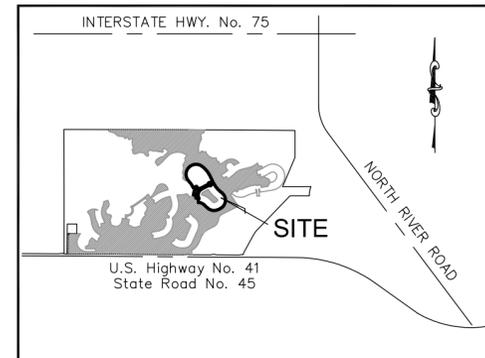
GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____

SHEET 1 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA }
COUNTY OF LEE } SS

Lennar Homes, LLC, a Florida Limited Liability Company, by its Vice President, Darin McMurray, acting by and with authority of its members, certifies ownership by said Limited Liability Company, of "GRAN PARADISO, PHASE 8" shown and described hereon;

Said Company does hereby dedicate in perpetuity and for its exclusive use all easements identified as "Public Drainage Easements", as shown herein to the West Villages Improvement District (WVID) for pedestrian and vehicular ingress and egress, temporary parking, installation, construction, inspection, repair, replacement, upgrade and maintenance of water management and other WVID facilities, the lands so encumbered being the perpetual maintenance obligation of Gran Paradiso Property Owners Association, Inc., its grantees, successors and/or assigns, without recourse to the City of North Port.

The Ingress & Egress Easement over Tracts 425 & 426, are hereby dedicated in perpetuity to the West Villages Improvement District (WVID) for unobstructed access to and from said WVID's water management facilities, lands and easements for water management and other lawful purposes, the land encumbered by said ingress & egress easements being the perpetual maintenance responsibility of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the WVID.

Said Company does hereby dedicate and set apart all easements identified as "Public Utility Easement" to the City of North Port.

Said Company does hereby dedicate and set apart Tracts 425 & 426 (private road), Tracts 758, 759, 760, 761, and 762 (Common Area; Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easement), and other easements shown hereon to the Gran Paradiso Property Owners Association, Inc., its successors and assigns, members, invitees, licensees, invitees, utilities serving the subdivision including the City of North Port utilities, electric, cable television and related services, emergency and law enforcement personnel serving the Subdivision, and other persons providing essential services to the subdivision, forever, subject however, to any rights dedicated to the City of North Port, or the West Villages Improvement District (WVID) by this plat.

IN WITNESS WHEREOF, Darin McMurray, as Vice President, has caused this dedication to be made and signed this _____ day of _____, A.D., 2018.

WITNESS: _____ LENNAR HOMES, LLC, a Florida Limited Liability Company

Print Name: _____

WITNESS: _____ BY: _____
Darin McMurray, Vice President

Print Name: _____

STATE OF FLORIDA }
COUNTY OF LEE } SS

BEFORE ME, the undersigned Notary Public, personally appeared Darin McMurray, Vice President of and in behalf of Lennar Homes, LLC, a Florida Limited Liability Company, to me known to be the individual described in and who executed the foregoing Certificate of Dedication and he duly acknowledged before me that he executed the same, as Vice President, for and in behalf of said Limited Liability Company.

WITNESS my hand and official seal at Lee County, Florida, this _____ day of _____, A.D. 2018.

Notary Public - State of Florida

Name Printed

My Commission Expires: _____

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE & ACKNOWLEDGEMENT

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the herein dedications to it and acknowledges said WVID has no maintenance obligation in, over, under or upon the lands encumbered by the Public Drainage Easements and Ingress/Egress Easements shown herein.

By: _____
Chairman of the Board of Supervisors

By: _____
Secretary of the Board of Supervisors

_____ Date

DESCRIPTION:

Tracts 304, 307, and 308, GRAN PARADISO, INFRASTRUCTURE, as per plat thereof, recorded in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida.

NOTE:

This is a cluster housing concept plat and building setbacks vary in accordance with appropriate zoning regulations.

"NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the public records of Sarasota County, Florida.

The Declaration of Covenants and Restrictions are recorded in Official Records Instrument No. 2004216589 and in Official Records Instrument No. 2005257192, as amended and restated in Official Records Instrument No. 2013152280, and as further amended, all of the Public Records of Sarasota County, Florida.

The elevations shown hereon refer to USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.

DEDICATION OF EASEMENTS

Unless otherwise indicated, all easements shown hereon are non-exclusive, furthermore, easements of ten (10) feet in width along each front lot line, five (5) feet in width along each rear lot line and two and one half (2.5) feet along each side lot line are hereby created and dedicated for the purpose of accommodating utilities and drainage in, over, under and upon such encumbered real property. All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.

FLOOD ZONE

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

CERTIFICATE OF SURVEYOR

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

_____ Date

Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
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 _____ day of _____, A.D. 2018.

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF CITY ATTORNEY

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I the undersigned, hereby certify that I have examined and approved this plat for recording, this _____ day of _____, A.D. 2018.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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

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

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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

BY: _____ Date: _____
City Engineer

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This _____ day of _____, A.D. 2018.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
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 _____, Page _____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2018.

Karen E. Rushing, By: _____
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

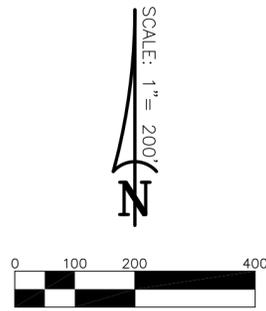
GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____

SHEET 2 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LEGEND:

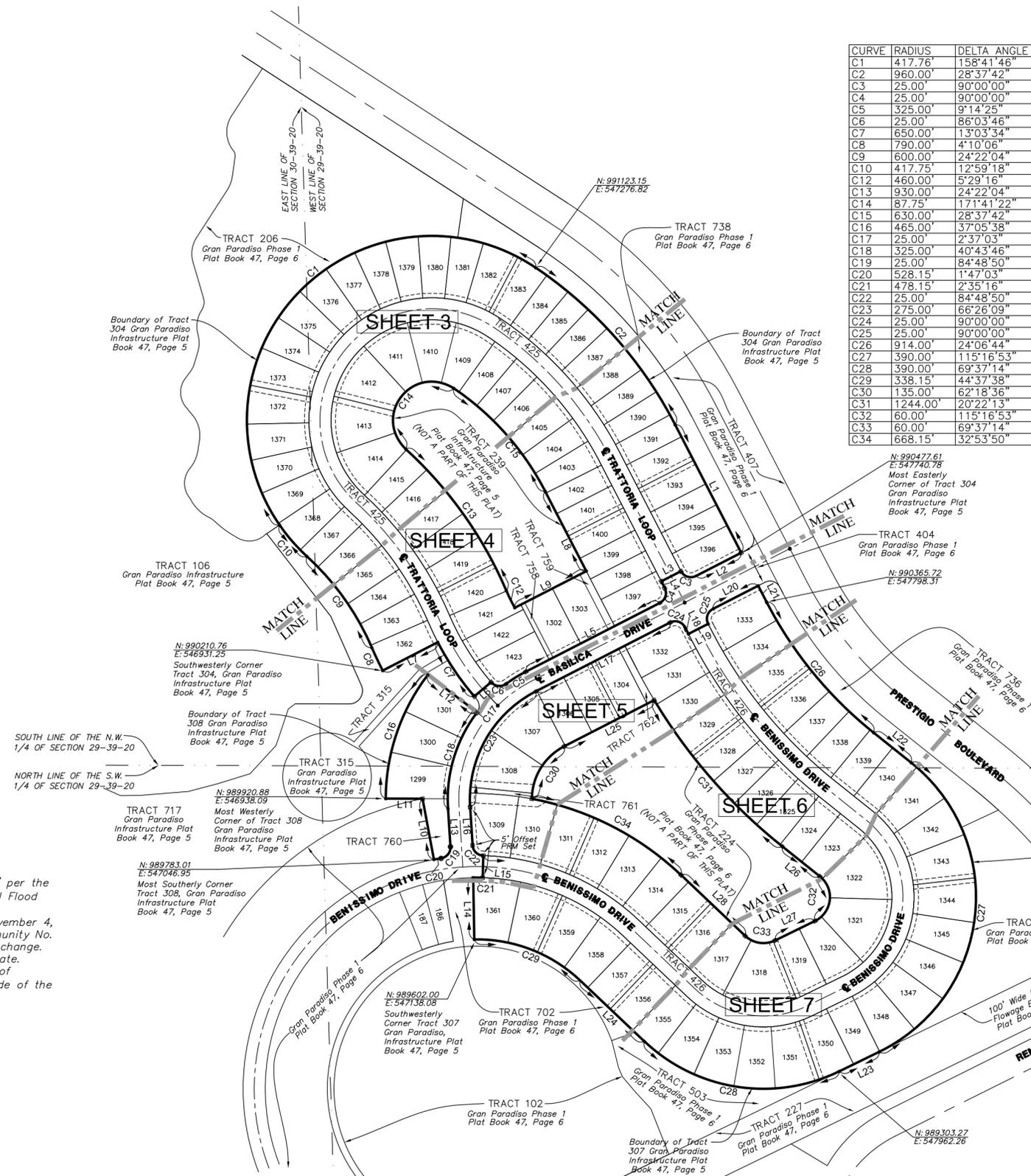
- 5/8" Iron Rod & Cap
BRITT LB 6638 Set
- 4" Concrete Monument
PLS 2670 Found
- ⊙ MAG Nail & Disk
BRITT LB 6638 Set
- ⊙ MAG Nail & Disk
PLS 2670 Found
- ⊙ Drill Hole in Sidewalk
- ▲ 5/8" Iron Rod Found
(No Identification)
- Denotes 4" Concrete Monument Topped
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table

NOTES:

1. Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
4. Tracts 425 & 426 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
5. Tracts 758, 759, 760, 761 and 762 - Common Area; Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easements.
6. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	417.76'	158°41'46"	N 44°48'23" E	821.12'	1157.09'
C2	960.00'	28°37'42"	S 41°31'45" E	474.70'	479.67'
C3	25.00'	90°00'00"	N 72°12'54" W	35.36'	39.27'
C4	25.00'	90°00'00"	S 17°47'06" W	35.36'	39.27'
C5	325.00'	9°14'25"	S 58°09'53" W	52.36'	52.41'
C6	25.00'	86°03'46"	N 83°25'26" W	34.12'	37.55'
C7	650.00'	13°03'34"	N 33°51'47" W	147.83'	148.15'
C8	790.00'	4°10'06"	N 25°14'57" W	57.46'	57.47'
C9	600.00'	24°22'04"	N 35°20'55" W	253.26'	255.18'
C10	417.75'	12°59'18"	N 41°02'18" W	94.50'	94.70'
C12	460.00'	5°29'16"	N 25°54'32" W	44.04'	44.06'
C13	930.00'	24°22'04"	N 35°20'56" W	392.55'	395.53'
C14	87.75'	171°41'22"	N 38°18'44" E	175.05'	262.96'
C15	630.00'	28°37'42"	S 41°31'45" E	311.52'	314.78'
C16	465.00'	37°05'38"	N 18°43'59" E	295.82'	301.05'
C17	25.00'	2°37'03"	S 35°46'11" W	1.14'	1.14'
C18	325.00'	40°43'46"	S 16°42'50" W	226.20'	231.03'
C19	25.00'	84°48'50"	S 38°45'22" W	33.72'	37.01'
C20	528.15'	1°47'03"	S 80°16'15" W	16.45'	16.45'
C21	478.15'	2°35'16"	S 89°45'31" E	21.59'	21.60'
C22	25.00'	84°48'50"	N 46°03'28" W	33.72'	37.01'
C23	275.00'	66°26'09"	N 29°34'02" E	301.30'	318.87'
C24	25.00'	90°00'00"	S 72°12'54" E	35.36'	39.27'
C25	25.00'	90°00'00"	N 17°47'06" E	35.36'	39.27'
C26	914.00'	24°06'44"	S 39°16'16" E	381.81'	384.64'
C27	390.00'	115°16'53"	S 06°18'49" W	658.87'	784.70'
C28	390.00'	69°37'14"	N 81°14'08" W	445.27'	473.89'
C29	338.15'	44°37'38"	N 68°44'20" W	256.77'	263.38'
C30	135.00'	62°18'36"	N 31°37'48" E	139.69'	146.81'
C31	1244.00'	20°22'13"	S 41°08'31" E	439.95'	442.28'
C32	60.00'	115°16'53"	S 06°18'49" W	101.37'	120.72'
C33	60.00'	69°37'14"	N 81°14'08" W	68.50'	72.91'
C34	668.15'	32°53'50"	N 62°52'26" W	378.38'	383.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°12'54" E	326.30'
L2	S 62°47'06" W	115.00'
L3	S 62°47'06" W	50.00'
L4	S 27°12'54" E	17.00'
L5	S 62°47'06" W	340.61'
L6	S 49°36'26" W	50.00'
L7	S 62°40'01" W	140.00'
L8	S 27°11'46" E	203.30'
L9	S 62°47'06" W	181.74'
L10	N 10°37'16" W	140.00'
L11	N 89°48'50" W	83.06'
L12	S 52°43'13" E	139.97'
L13	S 03°39'03" E	86.77'
L14	N 01°03'09" W	140.00'
L15	N 01°32'07" E	50.00'
L16	S 03°39'03" W	86.77'
L17	N 62°47'06" E	340.61'
L18	S 27°12'54" E	17.00'
L19	N 62°47'06" E	50.00'
L20	N 62°47'06" E	115.00'
L21	S 27°12'54" E	41.81'
L22	S 51°19'38" E	108.71'
L23	S 63°57'15" W	100.21'
L24	N 46°25'31" W	199.87'
L25	N 62°47'06" E	228.26'
L26	S 51°19'38" E	108.71'
L27	S 63°57'15" W	100.35'
L28	N 46°25'31" W	199.87'



KEY MAP

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

GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____

SHEET 3 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

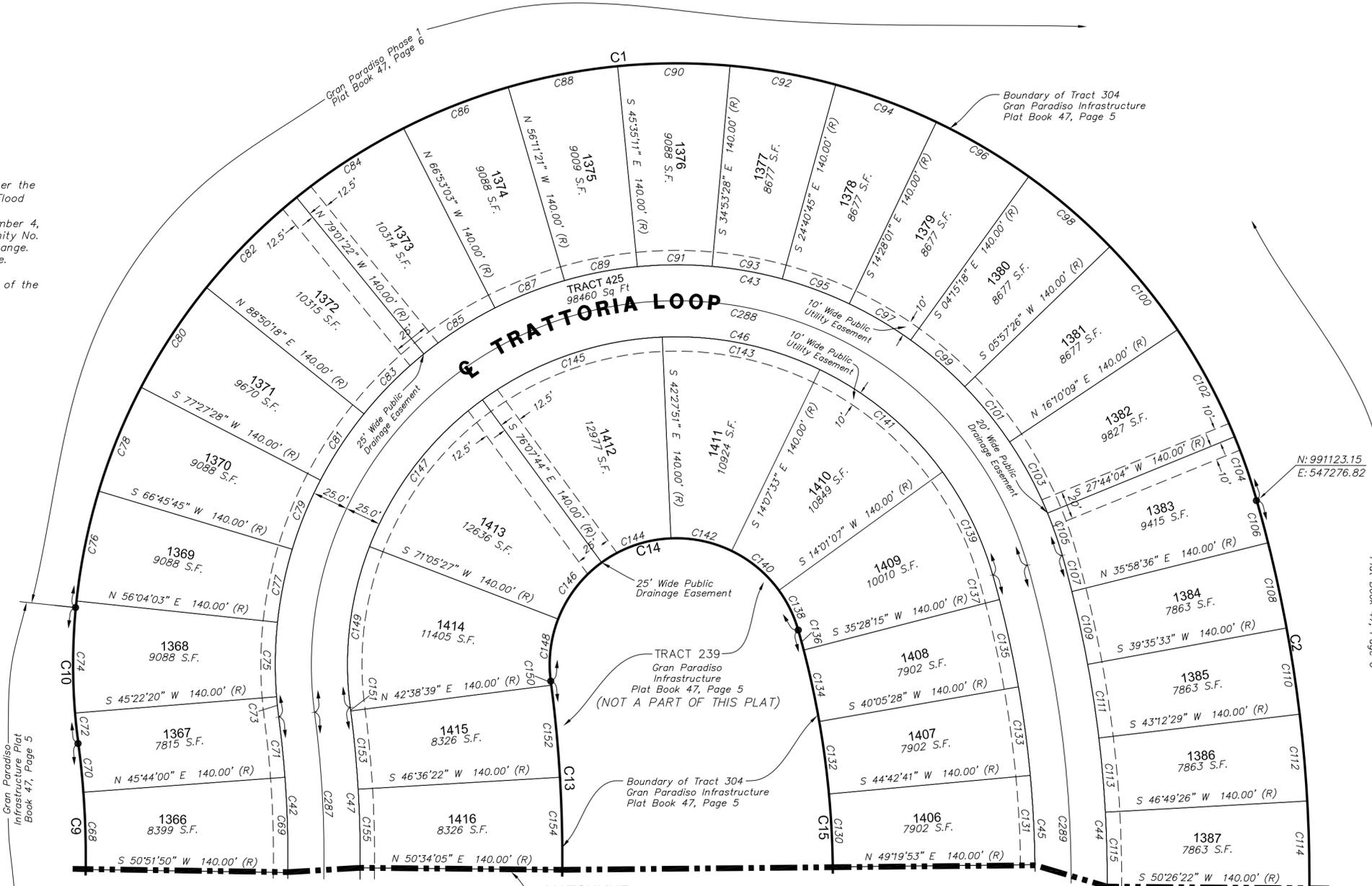


NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- Tracts 425 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

LEGEND:

- 5/8" Iron Rod & Cap BRITT LB 6638 Set
- 4" Concrete Monument PLS 2670 Found
- ⊙ MAG Nail & Disk BRITT LB 6638 Set
- ⊙ MAG Nail & Disk PLS 2670 Found
- Drill Hole in Sidewalk
- ▲ 5/8" Iron Rod Found (No Identification)
- Denotes 4" Concrete Monument Topped
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	417.76'	158°41'46"	N 44°48'23" E	821.12'	1157.09'
C2	960.00'	28°37'42"	S 41°31'45" E	474.70'	479.67'
C9	600.00'	24°22'04"	N 35°20'55" W	253.26'	255.18'
C10	417.75'	12°59'18"	N 41°02'18" W	94.50'	94.70'
C13	930.00'	24°22'04"	N 35°20'56" W	392.55'	395.53'
C14	87.75'	171°41'22"	N 38°18'44" E	175.05'	262.96'
C15	630.00'	28°37'42"	S 41°31'45" E	311.52'	314.78'
C42	740.00'	24°22'04"	N 35°20'56" W	312.35'	314.72'
C43	277.75'	171°41'22"	N 38°18'43" E	554.05'	832.30'
C44	820.00'	28°37'42"	S 41°31'45" E	405.47'	409.72'
C45	770.00'	28°37'42"	N 41°31'45" W	380.75'	384.74'
C46	227.75'	171°41'22"	S 38°18'43" W	454.31'	682.48'
C47	790.00'	24°22'04"	S 35°20'55" E	333.46'	335.98'
C68	600.00'	5°07'50"	S 41°42'05" E	53.71'	53.73'
C69	740.00'	5°07'50"	N 41°42'05" W	66.24'	66.26'
C70	600.00'	3°15'57"	S 45°53'59" E	34.20'	34.20'
C71	740.00'	3°15'57"	N 45°53'59" W	42.18'	42.18'
C72	417.75'	2°54'18"	S 46°04'49" E	21.18'	21.18'
C73	277.75'	2°54'18"	N 46°04'49" W	14.08'	14.08'
C74	417.75'	10°41'43"	S 39°16'49" E	77.87'	77.98'
C75	277.75'	10°41'43"	N 39°16'49" W	51.77'	51.85'
C76	417.75'	10°41'43"	S 28°35'06" E	77.87'	77.98'
C77	277.75'	10°41'43"	N 28°35'06" W	51.77'	51.85'
C78	417.75'	10°41'43"	S 17°53'23" E	77.87'	77.98'
C79	277.75'	10°41'43"	N 17°53'23" W	51.77'	51.85'
C80	417.75'	11°22'50"	S 06°51'07" E	82.84'	82.98'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C81	277.75'	11°22'50"	N 06°51'07" W	55.08'	55.17'
C82	417.75'	12°08'20"	S 04°54'28" E	88.34'	88.51'
C83	277.75'	12°08'20"	N 04°54'28" W	58.74'	58.85'
C84	417.75'	12°08'19"	S 17°02'47" E	88.34'	88.50'
C85	277.75'	12°08'19"	N 17°02'47" W	58.73'	58.84'
C86	417.75'	10°41'43"	S 28°27'48" E	77.87'	77.98'
C87	277.75'	10°41'43"	N 28°27'48" W	51.77'	51.85'
C88	417.75'	10°36'10"	S 39°06'44" W	77.20'	77.31'
C89	277.75'	10°36'10"	N 39°06'44" E	51.33'	51.40'
C90	417.75'	10°41'43"	S 49°45'41" W	77.87'	77.98'
C91	277.75'	10°41'43"	N 49°45'41" E	51.77'	51.85'
C92	417.75'	10°12'44"	S 60°12'54" W	74.36'	74.46'
C93	277.75'	10°12'44"	N 60°12'54" E	49.44'	49.51'
C94	417.75'	10°12'44"	S 70°25'37" W	74.36'	74.46'
C95	277.75'	10°12'44"	N 70°25'37" E	49.44'	49.51'
C96	417.75'	10°12'44"	S 80°38'21" W	74.36'	74.46'
C97	277.75'	10°12'44"	N 80°38'21" E	49.44'	49.51'
C98	417.75'	10°12'44"	S 89°08'56" W	74.36'	74.46'
C99	277.75'	10°12'44"	N 89°08'56" E	49.44'	49.51'
C100	417.75'	10°12'44"	S 78°56'12" W	74.36'	74.46'
C101	277.75'	10°12'44"	N 78°56'12" E	49.44'	49.51'
C102	417.75'	11°33'55"	N 68°02'53" W	84.18'	84.32'
C103	277.75'	11°33'55"	S 68°02'53" E	55.97'	56.06'
C104	417.75'	6°25'20"	N 59°03'16" W	46.80'	46.83'
C105	277.75'	6°25'21"	S 59°03'16" E	31.12'	31.13'
C106	960.00'	1°49'12"	N 54°56'00" W	30.49'	30.49'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C107	820.00'	1°49'12"	S 54°56'00" E	26.04'	26.05'
C108	960.00'	3°36'56"	N 52°12'56" W	60.57'	60.58'
C109	820.00'	3°36'56"	S 52°12'56" E	51.74'	51.75'
C110	960.00'	3°36'56"	N 48°35'59" W	60.57'	60.58'
C111	820.00'	3°36'56"	S 48°35'59" E	51.74'	51.75'
C112	960.00'	3°36'56"	N 44°59'03" W	60.57'	60.58'
C113	820.00'	3°36'56"	S 44°59'03" E	51.74'	51.75'
C114	960.00'	3°36'56"	N 41°22'06" W	60.57'	60.58'
C115	820.00'	3°36'56"	S 41°22'06" E	51.74'	51.75'
C130	630.00'	4°37'13"	S 42°58'43" E	50.79'	50.80'
C131	770.00'	4°37'13"	N 42°58'43" W	62.07'	62.09'
C132	630.00'	4°37'13"	S 47°35'56" E	50.79'	50.80'
C133	770.00'	4°37'13"	N 47°35'56" W	62.07'	62.09'
C134	630.00'	4°37'13"	S 52°13'08" E	50.79'	50.80'
C135	770.00'	4°37'13"	N 52°13'08" W	62.07'	62.09'
C136	630.00'	11°18'51"	S 55°11'10" E	14.45'	14.45'
C137	770.00'	11°18'51"	N 55°11'10" W	17.66'	17.66'
C138	87.75'	20°08'17"	S 65°54'44" E	30.69'	30.84'
C139	227.75'	20°08'17"	N 65°54'44" W	79.64'	80.05'
C140	87.75'	28°08'40"	N 89°56'47" E	42.67'	43.11'
C141	227.75'	28°08'40"	S 89°56'47" W	110.75'	111.88'
C142	87.75'	28°20'19"	N 61°42'18" E	42.96'	43.40'
C143	227.75'	28°20'19"	S 61°42'18" W	111.50'	112.65'
C144	87.75'	33°39'53"	N 30°42'12" E	50.82'	51.56'
C145	227.75'	33°39'53"	S 30°42'12" W	131.90'	133.82'
C146	87.75'	32°46'49"	N 02°31'09" W	49.52'	50.21'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C147	227.75'	32°46'49"	S 02°31'09" E	128.53'	130.30'
C148	87.75'	28°37'25"	N 33°13'15" W	43.39'	43.84'
C149	227.75'	28°37'25"	S 33°13'15" E	112.60'	113.78'
C150	930.00'	0°10'37"	N 47°26'39" W	2.87'	2.87'
C151	790.00'	0°10'37"	S 47°26'39" E	2.44'	2.44'
C152	930.00'	3°57'43"	N 45°22'29" W	64.30'	64.31'
C153	790.00'	3°57'43"	S 45°22'29" E	54.62'	54.63'
C154	930.00'	3°57'43"	N 41°24'46" W	64.30'	64.31'
C155	790.00'	3°57'43"	S 41°24'46" E	54.62'	54.63'
C287	765.00'	24°22'04"	S 35°20'55" E	322.91'	325.35'
C288	252.75'	171°41'22"	S 38°18'43" W	504.18'	757.39'
C289	795.00'	28°37'42"	N 41°31'45" W	393.11'	397.23'

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

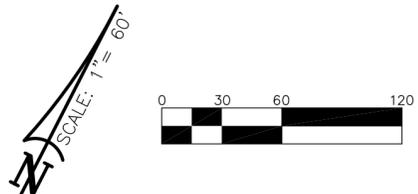
GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____

SHEET 4 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- Tracts 425 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Tracts 758, 759 - Common Area, Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easements.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	960.00	28°37'42"	S 41°31'45" E	474.70	479.67
C3	25.00	90°00'00"	N 72°12'54" W	35.36	39.27
C4	25.00	90°00'00"	S 17°47'06" W	35.36	39.27
C5	325.00	9°14'25"	S 58°09'53" W	52.36	52.41
C6	25.00	86°03'46"	N 83°25'26" W	34.12	37.55
C7	650.00	13°03'34"	N 33°51'47" W	147.83	148.15
C8	790.00	4°10'06"	N 25°14'57" W	57.46	57.47
C9	600.00	24°22'04"	N 35°20'55" W	253.26	255.18
C12	460.00	5°29'16"	N 25°54'32" W	44.04	44.06
C13	930.00	24°22'04"	N 35°20'56" W	392.55	395.53
C15	630.00	28°37'42"	S 41°31'45" E	311.52	314.78
C40	650.00	17°13'40"	S 31°46'44" E	194.71	195.44
C42	740.00	24°22'04"	N 35°20'56" W	312.35	314.72
C44	820.00	28°37'42"	S 41°31'45" E	405.47	409.72
C45	770.00	28°37'42"	N 41°31'45" W	380.75	384.74
C47	790.00	24°22'04"	S 35°20'55" E	333.46	335.98
C48	600.00	17°13'40"	S 31°46'44" E	179.73	180.41
C58	790.00	4°10'06"	S 25°14'57" W	57.46	57.47
C59	650.00	4°10'06"	N 25°14'57" W	47.28	47.29
C60	600.00	0°34'46"	S 23°27'16" W	6.07	6.07
C61	740.00	0°34'46"	N 23°27'16" W	7.48	7.48
C62	600.00	5°07'50"	S 26°18'34" E	53.71	53.73
C63	740.00	5°07'50"	N 26°18'34" W	66.24	66.26
C64	600.00	5°07'50"	S 31°26'25" E	53.71	53.73
C65	740.00	5°07'50"	N 31°26'25" W	66.24	66.26
C66	600.00	5°07'50"	S 36°34'15" E	53.71	53.73
C67	740.00	5°07'50"	N 36°34'15" W	66.24	66.26
C116	960.00	3°36'56"	N 37°45'10" W	60.57	60.58
C117	820.00	3°36'56"	S 37°45'10" E	51.74	51.75
C118	960.00	3°36'56"	N 34°08'13" W	60.57	60.58
C119	820.00	3°36'56"	S 34°08'13" E	51.74	51.75
C120	960.00	3°36'56"	N 30°31'17" W	60.57	60.58
C121	820.00	3°36'56"	S 30°31'17" E	51.74	51.75
C122	960.00	1°29'54"	N 27°57'51" W	25.11	25.11
C123	820.00	1°29'54"	S 27°57'51" E	21.44	21.45
C124	630.00	4°12'47"	S 29°19'18" W	46.32	46.33
C125	770.00	4°12'47"	N 29°19'18" W	56.61	56.62
C126	630.00	4°37'13"	S 33°44'18" E	50.79	50.80
C127	770.00	4°37'13"	N 33°44'18" E	62.07	62.09
C128	630.00	4°37'13"	S 38°21'30" W	50.79	50.80
C129	770.00	4°37'13"	N 38°21'30" W	62.07	62.09
C156	930.00	3°57'43"	N 37°27'03" W	64.30	64.31
C157	790.00	3°57'43"	S 37°27'03" E	54.62	54.63
C158	930.00	3°57'43"	N 33°29'20" W	64.30	64.31
C159	790.00	3°57'43"	S 33°29'20" E	54.62	54.63
C160	930.00	4°14'42"	N 29°23'07" W	68.89	68.90
C161	790.00	4°14'42"	S 29°23'07" E	58.52	58.53
C162	930.00	4°05'52"	S 25°12'50" E	66.50	66.52
C163	790.00	4°05'52"	N 25°12'50" W	56.49	56.50
C164	460.00	0°12'20"	S 23°16'04" W	1.65	1.65
C165	600.00	0°12'20"	N 23°16'04" W	2.15	2.15
C166	460.00	5°16'56"	N 26°00'42" W	42.39	42.41
C167	600.00	6°07'09"	S 26°25'48" E	64.05	64.08
C168	600.00	5°22'11"	S 32°10'28" E	56.21	56.23
C169	600.00	5°32'00"	N 37°37'34" W	57.92	57.94
C286	625.00	17°13'40"	S 31°46'44" E	187.22	187.93
C287	765.00	24°22'04"	N 35°20'55" E	322.91	325.35
C289	795.00	28°37'42"	N 41°31'45" W	393.11	397.23
C299	25.00	78°06'31"	N 01°58'33" W	31.50	34.08
C300	650.00	0°38'14"	S 40°42'41" E	7.23	7.23
C306	300.00	48°40'43"	S 20°41'18" W	247.28	254.88
C307	300.00	17°45'26"	S 53°54'23" W	92.61	92.98
C308	300.00	66°26'09"	S 29°34'02" W	328.69	347.86

LINE	BEARING	DISTANCE
L1	S 27°12'54" E	326.30
L2	S 62°47'06" W	115.00
L3	S 62°47'06" W	50.00
L4	S 27°12'54" E	17.00
L5	S 62°47'06" W	340.61
L6	S 49°36'26" W	50.00
L7	S 62°40'01" W	140.00
L8	S 27°11'46" E	203.30
L9	S 62°47'06" W	181.74
L12	S 52°43'13" E	139.97
L40	N 62°47'06" E	70.00
L41	S 62°47'06" E	70.00
L42	N 62°47'06" E	70.00
L43	S 62°47'06" W	70.00
L44	S 27°12'54" E	4.47
L45	N 27°12'54" W	5.47
L46	S 27°12'54" E	52.54
L47	N 27°12'54" W	51.55
L48	S 27°12'54" E	57.00
L49	N 27°12'54" W	57.00
L50	S 27°12'54" E	57.00
L51	N 27°12'54" W	57.00
L52	S 27°12'54" E	52.40
L53	N 27°12'54" W	52.40
L54	S 27°12'54" E	52.40

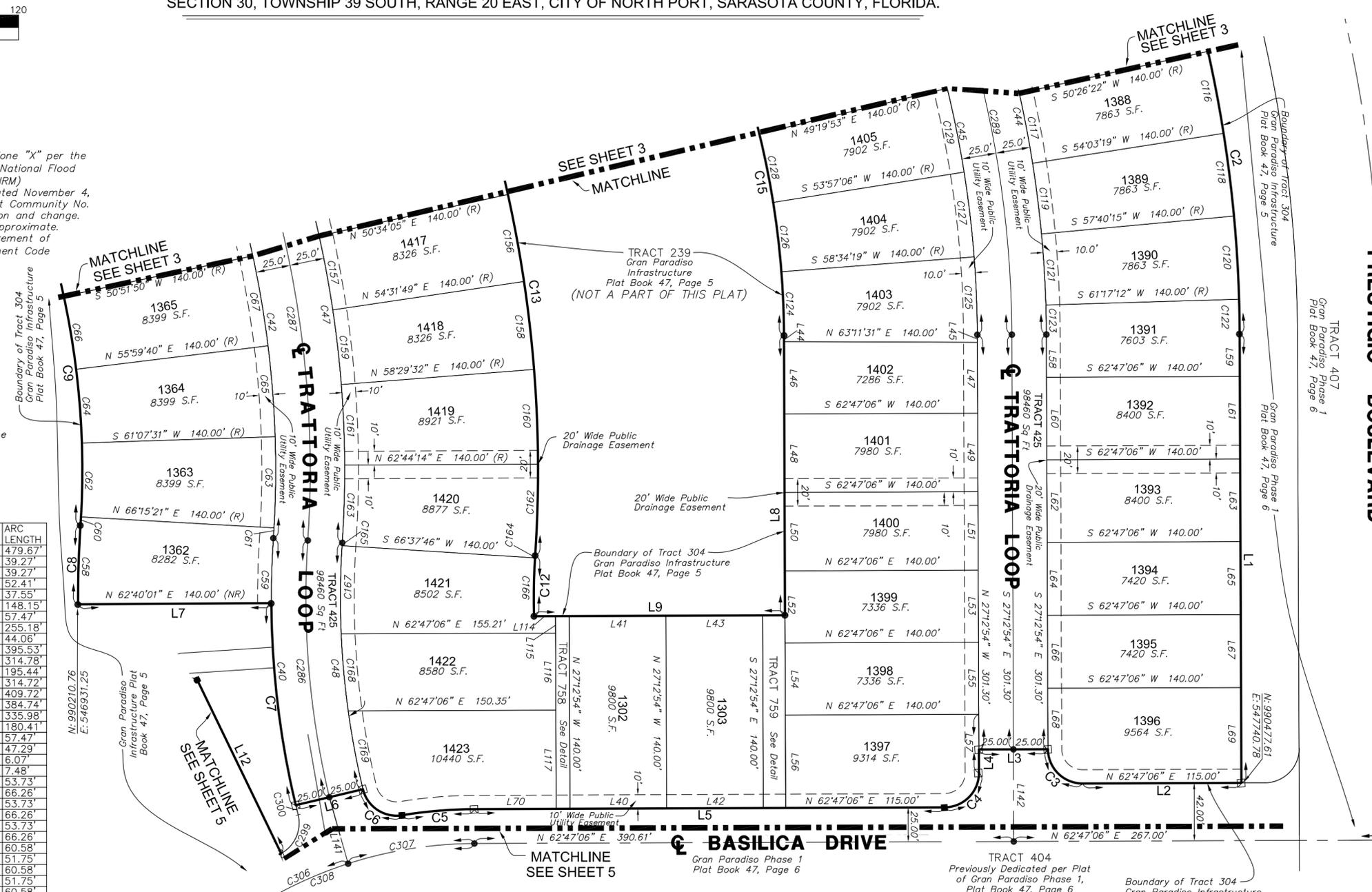
LINE	BEARING	DISTANCE
L55	N 27°12'54" W	52.40
L56	S 27°12'54" E	67.49
L57	N 27°12'54" W	42.49
L58	S 27°12'54" E	31.03
L59	N 27°12'54" W	31.03
L60	S 27°12'54" E	60.00
L61	N 27°12'54" W	60.00
L62	S 27°12'54" E	60.00
L63	N 27°12'54" W	60.00
L64	S 27°12'54" E	53.00
L65	N 27°12'54" W	53.00
L66	S 27°12'54" E	53.00
L67	N 27°12'54" W	53.00
L68	S 27°12'54" E	44.27
L69	N 27°12'54" W	69.27
L70	S 62°47'06" W	59.34
L114	S 62°47'06" W	15.53
L115	N 27°12'54" W	12.27
L116	N 27°12'54" W	56.00
L117	S 27°12'54" E	71.73
L118	N 27°12'54" W	10.00
L119	S 62°47'06" W	10.00
L120	N 62°47'06" W	16.20
L121	N 62°47'06" E	16.20
L141	S 42°41'35" E	50.17
L142	S 27°12'54" E	67.00

DETAIL TRACTS 758 & 759
Not to Scale

LEGEND:

- 5/8" Iron Rod & Cap BRITT LB 6638 Set (R) Radial Line
- 4" Concrete Monument PLS 2670 Found (NR) Non-Radial Line
- ⊙ MAG Nail & Disk BRITT LB 6638 Set ⊙ Bench Mark
- ⊙ MAG Nail & Disk PLS 2670 Found S.F. Square Feet
- ⊙ Drill Hole in Sidewalk CX - Denotes Curve Number See Curve Table
- ▲ 5/8" Iron Rod Found (No Identification) LX - Denotes Line Number See Line Table
- Denotes 4" Concrete Monument Topped

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



PRESTIGIO BOULEVARD

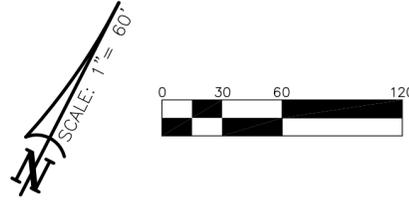
GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____

SHEET 5 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- Tracts 760, 761 and 762 - Common Area; Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easements.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

LEGEND:

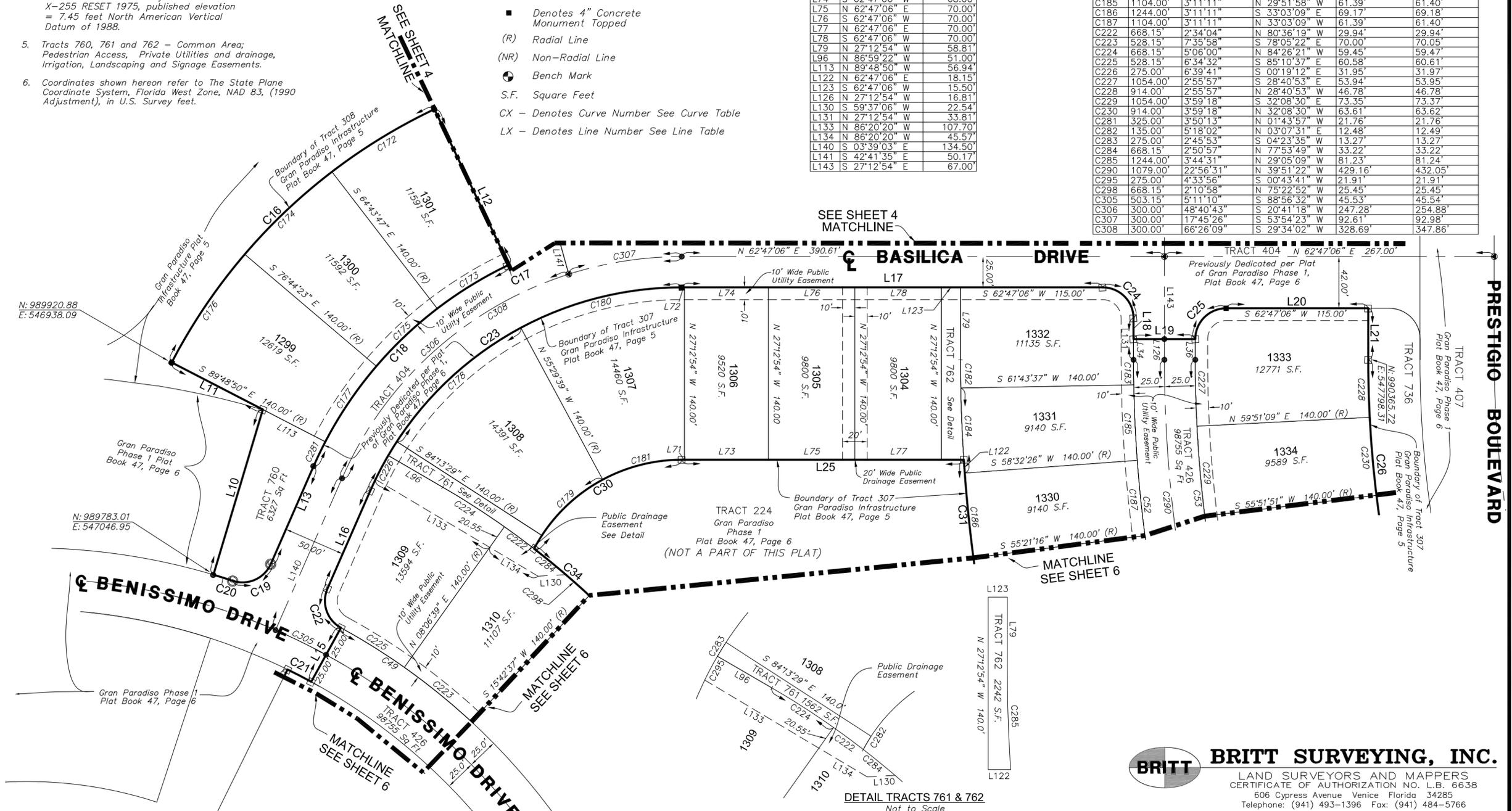
- 5/8" Iron Rod & Cap BRITT LB 6638 Set
- 4" Concrete Monument PLS 2670 Found
- ⊙ MAG Nail & Disk BRITT LB 6638 Set
- ⊙ MAG Nail & Disk PLS 2670 Found
- ⊙ Drill Hole in Sidewalk
- ▲ 5/8" Iron Rod Found (No Identification)
- Denotes 4" Concrete Monument Topped
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table

LINE TABLE

LINE	BEARING	DISTANCE
L10	N 10°37'16" W	140.00'
L11	N 89°48'50" W	83.06'
L12	S 52°43'13" E	139.97'
L13	S 03°39'03" E	86.77'
L15	N 01°32'07" E	50.00'
L16	N 03°39'03" W	86.77'
L17	N 62°47'06" E	340.61'
L18	S 27°12'54" E	17.00'
L19	N 62°47'06" E	50.00'
L20	N 62°47'06" E	115.00'
L21	S 27°12'54" E	41.81'
L25	N 62°47'06" E	228.26'
L34	N 27°12'54" W	16.81'
L36	S 27°12'54" E	16.81'
L71	N 62°47'06" E	2.10'
L72	S 62°47'06" W	2.10'
L73	N 62°47'06" E	68.00'
L74	S 62°47'06" W	68.00'
L75	N 62°47'06" E	70.00'
L76	S 62°47'06" W	70.00'
L77	N 62°47'06" E	70.00'
L78	S 62°47'06" W	70.00'
L79	N 27°12'54" W	58.81'
L96	N 86°59'22" W	51.00'
L113	N 89°48'50" W	56.94'
L122	N 62°47'06" E	18.15'
L123	S 62°47'06" W	15.50'
L126	N 27°12'54" W	16.81'
L130	S 59°37'06" W	22.54'
L131	N 27°12'54" W	33.81'
L133	N 86°20'20" W	107.70'
L134	N 86°20'20" W	45.57'
L140	S 03°39'03" E	134.50'
L141	S 42°41'35" E	50.17'
L143	S 27°12'54" E	67.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C16	465.00'	37°05'38"	N 18°43'59" E	295.82'	301.05'
C17	25.00'	2°37'03"	S 35°46'11" W	1.14'	1.14'
C18	325.00'	40°43'46"	S 16°42'22" W	226.20'	231.03'
C19	25.00'	84°48'50"	S 38°45'22" W	33.72'	37.01'
C20	528.15'	1°47'03"	S 80°16'15" W	16.45'	16.45'
C21	478.15'	2°35'16"	S 89°45'31" E	21.59'	21.60'
C22	25.00'	84°48'50"	N 48°03'28" E	33.72'	37.01'
C23	275.00'	66°26'09"	N 29°34'02" E	301.30'	318.87'
C24	25.00'	90°00'00"	S 72°12'54" E	35.36'	39.27'
C25	25.00'	90°00'00"	N 17°47'06" E	35.36'	39.27'
C26	914.00'	24°06'44"	S 39°16'16" E	381.81'	384.64'
C30	135.00'	62°18'36"	N 31°37'48" E	139.69'	146.81'
C31	1244.00'	20°22'13"	S 41°08'31" E	439.95'	442.28'
C34	668.15'	32°53'50"	N 62°52'26" W	378.38'	383.63'
C49	528.15'	42°02'22"	S 67°26'42" E	378.88'	387.52'
C52	1104.00'	24°06'44"	S 39°16'16" W	461.18'	464.60'
C53	1054.00'	24°06'44"	S 39°16'16" E	440.30'	443.56'
C172	465.00'	12°00'34"	S 31°16'30" W	97.29'	97.47'
C173	325.00'	11°48'30"	N 31°10'28" E	66.86'	66.98'
C174	465.00'	12°00'36"	S 19°15'55" W	97.29'	97.47'
C175	325.00'	12°00'36"	N 19°15'55" E	68.00'	68.12'
C176	465.00'	13°04'28"	S 06°43'23" W	105.88'	106.11'
C177	325.00'	13°04'28"	N 06°43'23" E	74.00'	74.16'
C178	275.00'	28°43'49"	S 20°08'26" W	136.46'	137.90'
C179	135.00'	28°43'49"	N 20°08'26" E	66.99'	67.69'
C180	275.00'	28°16'45"	S 48°38'43" W	134.36'	135.73'
C181	135.00'	28°16'45"	N 48°38'43" E	65.96'	66.63'
C182	1244.00'	1°03'29"	S 27°44'38" E	22.97'	22.97'
C183	1104.00'	1°03'29"	N 27°44'38" W	20.39'	20.39'
C184	1244.00'	3°11'11"	N 29°51'58" W	69.17'	69.18'
C185	1104.00'	3°11'11"	N 29°51'58" W	61.39'	61.40'
C186	1244.00'	3°11'11"	S 33°03'09" E	69.17'	69.18'
C187	1104.00'	3°11'11"	N 33°03'09" W	61.39'	61.40'
C222	668.15'	2°34'04"	N 80°36'19" W	29.94'	29.94'
C223	528.15'	7°35'58"	S 78°05'22" E	70.00'	70.05'
C224	668.15'	5°06'00"	S 84°26'21" W	59.45'	59.47'
C225	528.15'	6°34'32"	S 85°10'37" E	60.58'	60.61'
C226	275.00'	6°39'41"	S 00°19'12" E	31.95'	31.97'
C227	1054.00'	2°55'57"	S 28°40'53" E	53.94'	53.95'
C228	914.00'	2°55'57"	N 28°40'53" W	46.78'	46.78'
C229	1054.00'	3°59'18"	S 32°08'30" E	73.35'	73.37'
C230	914.00'	3°59'18"	N 32°08'30" W	63.61'	63.62'
C281	325.00'	3°50'13"	N 01°43'57" W	21.76'	21.76'
C282	135.00'	5°18'02"	N 03°07'31" E	12.48'	12.49'
C283	275.00'	2°45'53"	S 04°23'35" W	13.27'	13.27'
C284	668.15'	2°50'57"	N 77°53'49" W	33.22'	33.22'
C285	1244.00'	3°44'31"	N 29°05'09" W	81.23'	81.24'
C290	1079.00'	22°56'31"	N 39°51'22" W	429.16'	432.05'
C295	275.00'	4°33'56"	S 00°43'41" W	21.91'	21.91'
C298	668.15'	2°10'58"	N 75°22'52" W	25.45'	25.45'
C305	503.15'	5°11'10"	S 88°56'32" W	45.53'	45.54'
C306	300.00'	48°40'43"	S 20°41'18" W	247.28'	254.88'
C307	300.00'	17°45'26"	S 53°54'23" W	92.61'	92.98'
C308	300.00'	66°26'09"	S 29°34'02" W	328.69'	347.86'



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

DETAIL TRACTS 761 & 762
Not to Scale

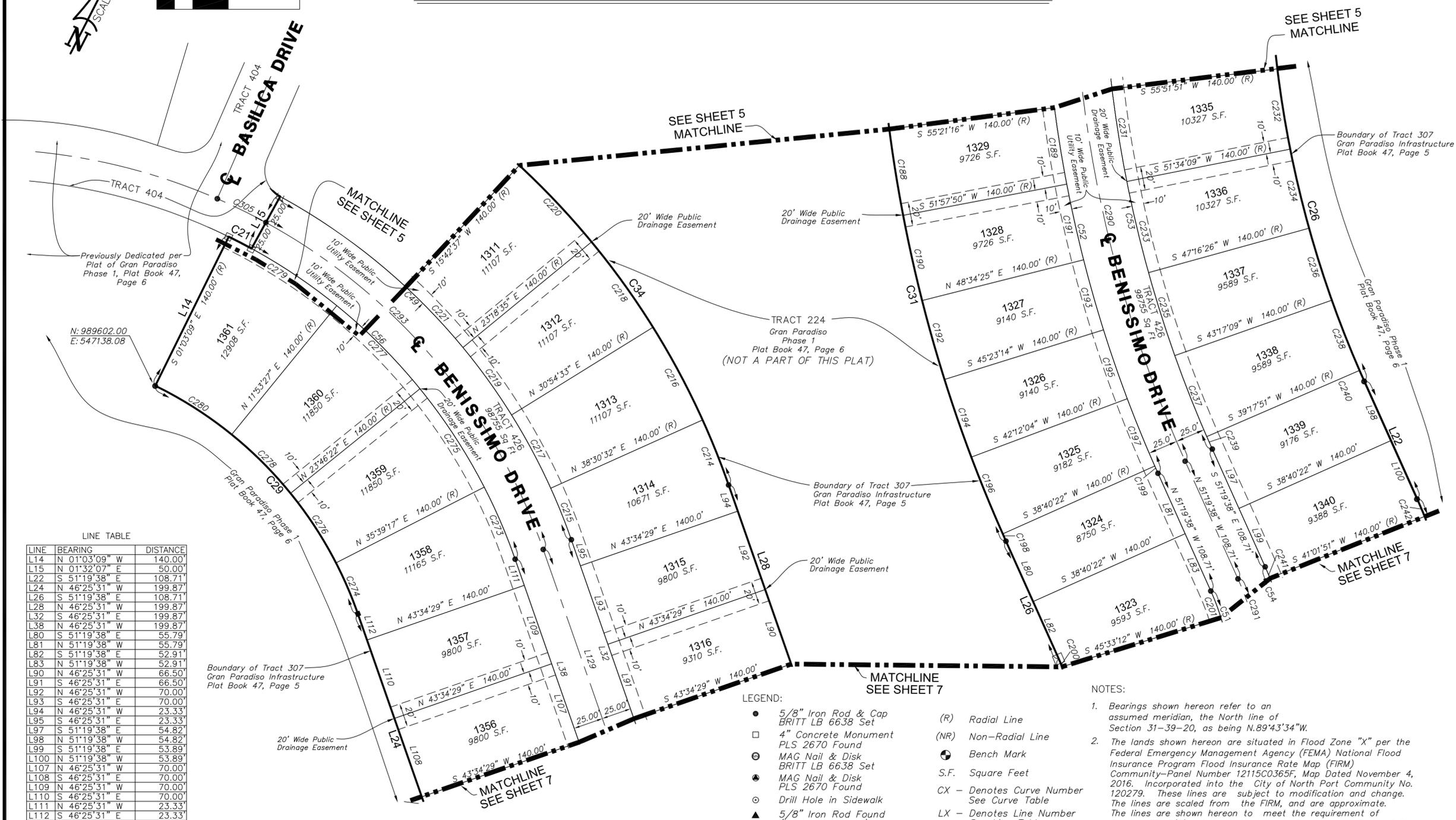
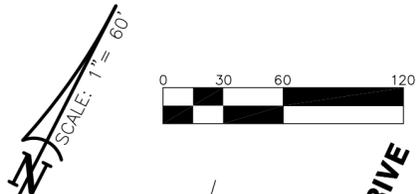
GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____

SHEET 6 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LINE TABLE

LINE	BEARING	DISTANCE
L14	N 01°03'09" W	140.00'
L15	N 01°32'07" E	50.00'
L22	S 51°19'38" E	108.71'
L24	N 46°25'31" W	199.87'
L26	S 51°19'38" E	108.71'
L28	N 46°25'31" W	199.87'
L32	S 51°19'38" E	108.71'
L38	N 46°25'31" W	199.87'
L80	S 51°19'38" E	55.79'
L81	N 51°19'38" W	55.79'
L82	S 51°19'38" E	52.91'
L83	N 51°19'38" W	52.91'
L90	N 46°25'31" W	66.50'
L91	S 46°25'31" E	66.50'
L92	N 46°25'31" W	70.00'
L93	S 46°25'31" E	70.00'
L94	N 46°25'31" W	23.33'
L95	S 46°25'31" E	23.33'
L97	S 51°19'38" E	54.82'
L98	N 51°19'38" W	54.82'
L99	S 51°19'38" E	53.89'
L100	N 51°19'38" W	53.89'
L107	N 46°25'31" W	70.00'
L108	S 46°25'31" E	70.00'
L109	N 46°25'31" W	70.00'
L110	S 46°25'31" E	70.00'
L111	N 46°25'31" W	23.33'
L112	S 46°25'31" E	23.33'
L129	N 46°25'31" E	199.87'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	478.15'	2°35'16"	S 89°45'31" E	21.59'	21.60'
C26	914.00'	24°06'44"	S 39°16'16" E	381.81'	384.64'
C29	338.15'	44°37'38"	N 68°44'20" W	256.77'	263.38'
C31	1244.00'	20°22'13"	S 41°08'31" E	439.95'	442.28'
C34	668.15'	32°53'50"	N 62°52'26" W	378.38'	383.63'
C49	528.15'	42°02'22"	S 67°26'42" E	378.88'	387.52'
C51	200.00'	115°16'53"	N 06°18'49" E	337.88'	402.41'
C52	1104.00'	24°06'44"	N 39°16'16" W	461.18'	464.60'
C53	1054.00'	24°06'44"	S 39°16'16" E	440.30'	443.56'
C54	250.00'	115°16'53"	S 06°18'49" W	422.35'	503.01'
C56	478.15'	42°02'22"	N 67°26'42" E	343.01'	350.83'
C188	1244.00'	3°23'25"	S 36°20'27" E	73.60'	73.61'
C189	1104.00'	3°23'25"	N 36°20'27" W	65.32'	65.33'
C190	1244.00'	3°23'25"	S 39°43'52" E	73.60'	73.61'
C191	1104.00'	3°23'25"	N 39°43'52" W	65.32'	65.33'
C192	1244.00'	3°11'11"	S 43°01'10" E	69.17'	69.18'
C193	1104.00'	3°11'11"	N 43°01'10" W	61.39'	61.40'
C194	1244.00'	3°11'11"	S 46°12'21" E	69.17'	69.18'
C195	1104.00'	3°11'11"	N 46°12'21" W	61.39'	61.40'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C196	1244.00'	3°13'10"	S 49°24'31" E	69.89'	69.90'
C197	1104.00'	3°10'49"	N 49°23'21" W	61.27'	61.28'
C198	1244.00'	0°18'32"	S 51°10'22" E	6.71'	6.71'
C199	1104.00'	0°20'53"	N 51°09'11" W	6.71'	6.71'
C200	600.00'	6°52'50"	S 47°53'13" E	7.20'	7.21'
C201	200.00'	6°52'50"	N 47°53'13" W	24.00'	24.02'
C214	668.15'	5°03'57"	N 48°57'30" E	59.06'	59.08'
C215	528.15'	5°03'57"	S 48°57'30" E	46.68'	46.70'
C216	668.15'	7°35'58"	N 55°17'28" W	88.56'	88.62'
C217	528.15'	7°35'58"	S 55°17'28" E	70.00'	70.05'
C218	668.15'	7°35'58"	N 62°53'26" W	88.56'	88.62'
C219	528.15'	7°35'58"	S 62°53'26" E	70.00'	70.05'
C220	668.15'	7°35'58"	N 70°29'24" W	88.56'	88.62'
C221	528.15'	7°35'58"	S 70°29'24" E	70.00'	70.05'
C231	1054.00'	4°17'42"	S 36°17'00" E	78.99'	79.01'
C232	914.00'	4°17'42"	N 36°17'00" W	68.50'	68.52'
C233	1054.00'	4°17'42"	S 40°34'43" E	78.99'	79.01'
C234	914.00'	4°17'42"	N 40°34'43" W	68.50'	68.52'
C235	1054.00'	3°59'18"	S 44°43'13" E	73.35'	73.37'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C236	914.00'	3°59'18"	N 44°43'13" W	63.61'	63.62'
C237	1054.00'	3°59'18"	S 48°42'30" E	73.35'	73.37'
C238	914.00'	3°59'18"	N 48°42'30" W	63.61'	63.62'
C239	1054.00'	0°37'29"	S 51°00'53" E	11.49'	11.49'
C240	914.00'	0°37'29"	N 51°00'53" W	9.97'	9.97'
C241	250.00'	2°21'29"	S 50°08'54" E	10.29'	10.29'
C242	390.00'	2°21'29"	N 50°08'54" W	16.05'	16.05'
C273	478.15'	7°55'11"	N 50°23'07" E	66.04'	66.09'
C274	338.15'	7°55'11"	S 50°23'07" E	46.70'	46.74'
C275	478.15'	11°52'55"	N 60°17'10" W	98.98'	99.16'
C276	338.15'	11°52'55"	S 60°17'10" E	70.00'	70.13'
C277	478.15'	11°52'55"	N 72°10'06" W	98.98'	99.16'
C278	338.15'	11°52'55"	S 72°10'06" E	70.00'	70.13'
C279	478.15'	12°56'35"	N 84°34'51" W	107.78'	108.01'
C280	338.15'	12°56'35"	S 84°34'51" E	76.23'	76.39'
C290	1079.00'	22°56'31"	N 39°51'22" W	429.16'	432.05'
C291	225.00'	115°16'53"	N 06°18'49" E	380.12'	452.71'
C293	503.15'	42°02'22"	S 67°26'42" E	360.95'	369.17'
C305	503.15'	5°11'10"	S 88°56'32" W	45.53'	45.54'

- LEGEND:
- 5/8" Iron Rod & Cap BRITT LB 6638 Set
 - 4" Concrete Monument PLS 2670 Found
 - ⊙ MAG Nail & Disk BRITT LB 6638 Set
 - ⊙ MAG Nail & Disk PLS 2670 Found
 - ⊙ Drill Hole in Sidewalk
 - ▲ 5/8" Iron Rod Found (No Identification)
 - Denotes 4" Concrete Monument Topped
- (R) Radial Line
(NR) Non-Radial Line
● Bench Mark
S.F. Square Feet
CX - Denotes Curve Number See Curve Table
LX - Denotes Line Number See Line Table

- NOTES:
- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
 - The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
 - The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
 - TRACT 426 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
 - Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

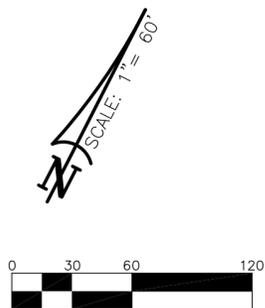
BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
 Email: bsi@brittsurveying.com

GRAN PARADISO, PHASE 8

Exhibit D

PLAT BOOK _____ PAGE _____
SHEET 7 OF 7

A REPLAT OF TRACT 304, TRACT 307, AND TRACT 308; GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, AND SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LEGEND:

- 5/8" Iron Rod & Cap BRITT LB 6638 Set
 - 4" Concrete Monument PLS 2670 Found
 - ⊙ MAG Nail & Disk BRITT LB 6638 Set
 - MAG Nail & Disk PLS 2670 Found
 - Drill Hole in Sidewalk
 - ▲ 5/8" Iron Rod Found (No Identification)
 - Denotes 4" Concrete Monument Topped
- (R) Radial Line
 - (NR) Non-Radial Line
 - ⊙ Bench Mark
 - S.F. Square Feet
 - CX - Denotes Curve Number See Curve Table
 - LX - Denotes Line Number See Line Table

LINE TABLE

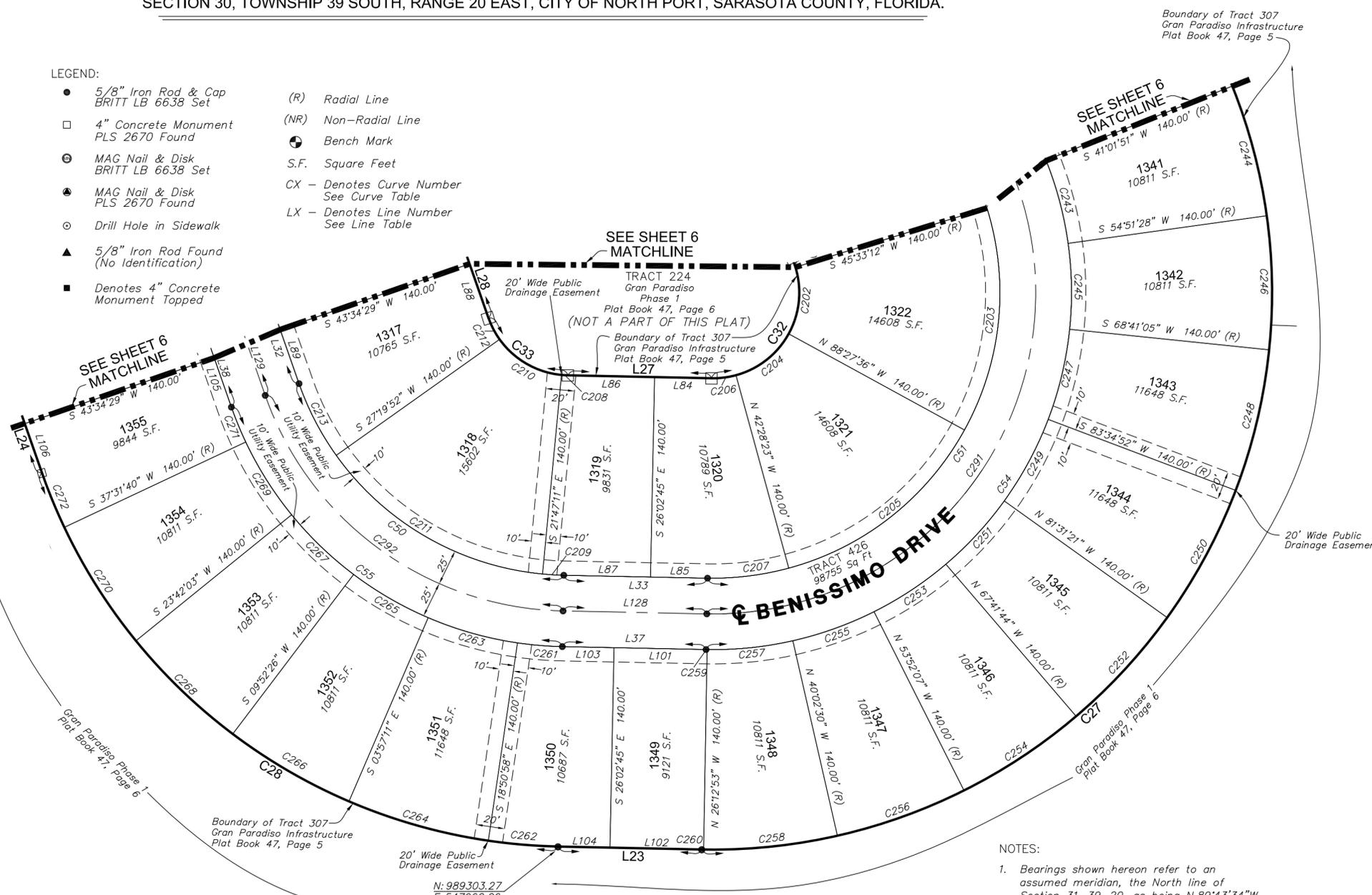
LINE	BEARING	DISTANCE
L23	S 63°57'15" W	100.21'
L24	N 46°25'31" W	199.87'
L27	S 63°57'15" W	100.35'
L28	N 46°25'31" W	199.87'
L32	S 46°25'31" E	199.87'
L33	N 63°57'15" E	100.35'
L37	S 63°57'15" W	100.35'
L38	N 46°25'31" W	199.87'
L84	S 63°57'15" W	39.79'
L85	N 63°57'15" E	39.79'
L86	S 63°57'15" W	60.56'
L87	N 63°57'15" E	60.56'
L88	N 46°25'31" W	40.04'
L89	S 46°25'31" E	40.04'
L101	S 63°57'15" W	64.20'
L102	N 63°57'15" E	64.20'
L103	S 63°57'15" W	36.14'
L104	N 63°57'15" E	36.14'
L105	N 46°25'31" W	36.54'
L106	S 46°25'31" E	36.54'
L128	N 63°57'15" E	100.35'
L129	S 46°25'31" E	199.87'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C27	390.00'	115°16'53"	S 06°18'49" W	658.87'	784.70'
C28	390.00'	69°37'14"	N 81°14'08" W	445.27'	473.89'
C32	60.00'	115°16'53"	S 06°18'49" W	101.37'	120.72'
C33	60.00'	69°37'14"	N 81°14'08" W	68.50'	72.91'
C50	200.00'	69°37'14"	S 81°14'08" E	228.34'	243.02'
C51	200.00'	115°16'53"	N 08°18'49" E	337.88'	402.41'
C54	250.00'	115°16'53"	S 06°18'49" W	422.35'	503.01'
C55	250.00'	69°37'14"	N 81°14'08" W	285.43'	303.78'
C202	60.00'	45°59'12"	S 21°27'12" W	46.88'	48.16'
C203	60.00'	45°59'12"	N 24°32'01" W	46.88'	48.16'
C204	60.00'	45°59'12"	N 24°32'01" E	46.88'	48.16'
C205	200.00'	45°59'12"	S 55°44'26" W	17.14'	17.20'
C206	60.00'	16°25'38"	N 55°44'26" E	57.15'	57.34'
C207	200.00'	16°25'38"	S 66°05'02" W	4.46'	4.48'
C208	60.00'	41°15'34"	N 66°05'02" E	14.86'	14.87'
C209	200.00'	41°15'34"	S 87°13'40" W	49.87'	51.44'
C210	60.00'	49°07'03"	N 87°13'40" E	166.25'	171.45'
C211	200.00'	49°07'03"	S 54°32'50" E	16.95'	17.01'
C212	60.00'	16°14'37"	N 54°32'50" W	56.51'	56.70'
C213	200.00'	16°14'37"	S 42°03'21" E	60.19'	60.33'
C243	250.00'	13°49'37"	N 42°03'21" E	93.89'	94.12'
C244	390.00'	13°49'37"	S 28°13'44" E	60.19'	60.33'
C245	250.00'	13°49'37"	N 28°13'44" W	93.89'	94.12'
C246	390.00'	13°49'37"	S 13°52'02" E	64.81'	65.00'
C247	250.00'	14°53'47"	N 06°18'49" E	380.12'	452.71'
C248	390.00'	14°53'47"	S 81°14'08" E	256.89'	273.40'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C249	250.00'	14°53'47"	S 01°01'45" W	64.81'	65.00'
C250	390.00'	14°53'47"	N 01°01'45" E	101.11'	101.40'
C251	250.00'	13°49'37"	S 15°23'27" W	60.19'	60.33'
C252	390.00'	13°49'37"	N 15°23'27" E	93.89'	94.12'
C253	250.00'	13°49'37"	S 29°13'04" W	60.19'	60.33'
C254	390.00'	13°49'37"	N 29°13'04" E	93.89'	94.12'
C255	250.00'	13°49'37"	S 43°02'42" W	60.19'	60.33'
C256	390.00'	13°49'37"	N 43°02'42" E	93.89'	94.12'
C257	250.00'	13°49'37"	S 56°52'19" W	60.19'	60.33'
C258	390.00'	13°49'37"	N 56°52'19" E	93.89'	94.12'
C259	250.00'	0°10'08"	S 63°52'11" W	0.74'	0.74'
C260	390.00'	0°10'08"	N 63°52'11" E	1.15'	1.15'
C261	250.00'	7°11'47"	S 67°33'09" W	31.38'	31.40'
C262	390.00'	7°11'47"	N 67°33'09" E	48.95'	48.98'
C263	250.00'	14°53'47"	S 78°35'56" W	64.81'	65.00'
C264	390.00'	14°53'47"	N 78°35'56" E	101.11'	101.40'
C265	250.00'	13°49'37"	S 87°02'22" W	60.19'	60.33'
C266	390.00'	13°49'37"	N 87°02'22" E	93.89'	94.12'
C267	250.00'	13°49'37"	S 73°12'45" W	60.19'	60.33'
C268	390.00'	13°49'37"	N 73°12'45" E	93.89'	94.12'
C269	250.00'	13°49'37"	S 59°23'08" W	60.19'	60.33'
C270	390.00'	13°49'37"	N 59°23'08" E	93.89'	94.12'
C271	250.00'	6°02'49"	S 49°26'55" W	26.37'	26.38'
C272	390.00'	6°02'49"	N 49°26'55" E	41.14'	41.16'
C291	225.00'	115°16'53"	N 06°18'49" E	380.12'	452.71'
C292	225.00'	69°37'14"	S 81°14'08" E	256.89'	273.40'



- NOTES:
- Bearings shown herein refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
 - The lands shown herein are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown herein to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
 - The elevations shown herein refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
 - TRACT 426 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
 - Coordinates shown herein refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

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

Exhibit E

From: [Alan Fish](#)
To: [Kimberly Gehrke](#)
Cc: [Josh Pelfrey](#); [Heather Hansen](#)
Subject: RE: PLF-18-152 Gran Paradiso Phase 8
Date: Friday, August 10, 2018 8:20:34 AM
Attachments: [image001.png](#)

Kimberly,

I have performed a second review of the above referenced Plat. All of the revisions I requested in my original review have been addressed and the Plat is now in conformance with Chapter 177, Part One F.S.

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

From: Kimberly Gehrke <kgehrke@cityofnorthport.com>
Sent: Thursday, August 09, 2018 4:34 PM
To: alanvbfa@gmail.com
Cc: Heather Hansen <hhansen@cityofnorthport.com>; Josh Pelfrey <jpelfrey@cityofnorthport.com>
Subject: PLF-18-152 Gran Paradiso Phase 8

Good Afternoon Alan,

We received a response to your comments for PLF-18-152 Gran Paradiso Phase 8.
I attached the electronic file, the hard copies are here in Planning Office available for pick-up.

Thank you-

Kimberly Gehrke
Development Tech I

Neighborhood Development Services Department
Planning Division
4970 City Hall Blvd.
North Port, FL 34286
Office: 941.429.7018
Fax: 941.429.7164
kgehrke@cityofnorthport.com
www.cityofnorthport.com