



STAFF REPORT

PSPP-25-02596

Wellen Park Village K Townhomes Preliminary Subdivision Plat
Resolution No. 2025-R-45

From: David Brown, Planner I

Thru: Gabriel Quintas, AICP, CFM, Development Services Assistant Director

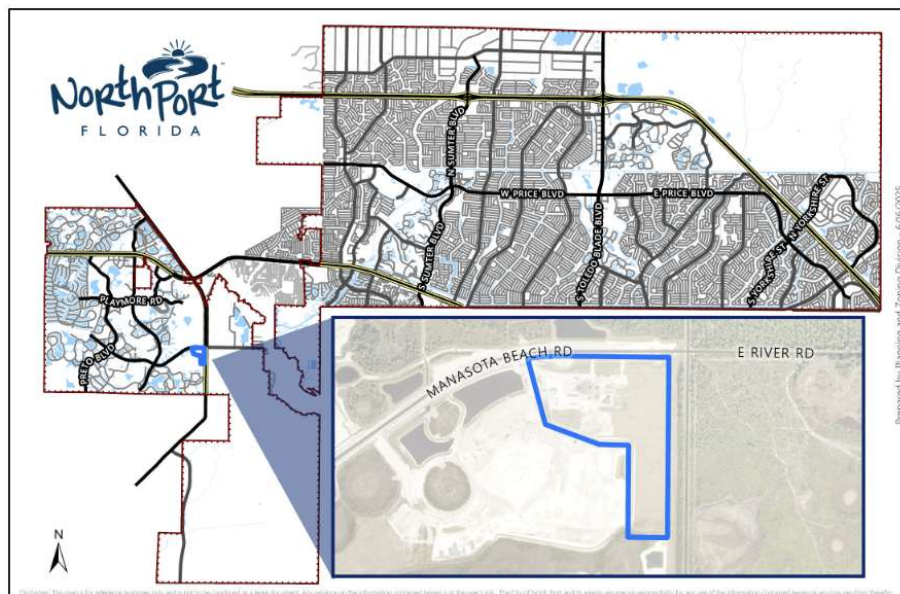
Thru: Lori Barnes, AICP, CPM, Deputy Development Services Director

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: July 17, 2025



PROJECT:	PSPP-25-02596; Preliminary Subdivision Plat of Wellen Park Village K Townhomes
REQUEST:	Consideration of Preliminary Subdivision Plat for Wellen Park Village K Townhomes
APPLICANT:	John Luczynski, President, Manasota Beach Ranchlands, LLLP (Exhibit B, Affidavit)
OWNERS:	Manasota Beach Ranchlands, LLLP (Exhibit C, Warranty Deed)
LOCATION:	Southwest of Manasota Beach Road and west of South River Road
PROPERTY SIZE:	± 34.3255 acres
ZONING:	Village (V)

I. BACKGROUND

On June 6, 2025, the Planning & Zoning Division received a Preliminary Subdivision Plat petition from John Luczynski, President, Manasota Beach Ranchlands, LLLP, for Wellen Park Village K. The purpose of the petition is to create a 146-lot townhome residential subdivision with an amenity center tract, drainage and stormwater management facilities, common areas, landscaping, right-of-way, access points (ingress/egress), signage, utilities, and two commercial outparcel tracts (900 and 901) designated for future commercial development. The proposed density is 4.25 dwelling units per acre, with 53% of the area allocated as open space. The construction of the subdivision will include the installation of all required infrastructure, including but not limited to water and sanitary lines, roadways, drainage, and stormwater management areas.

The subject property is zoned Village (V) with a Future Land Use Designation of Village (V). The subject property is located within Village K within Wellen Park.

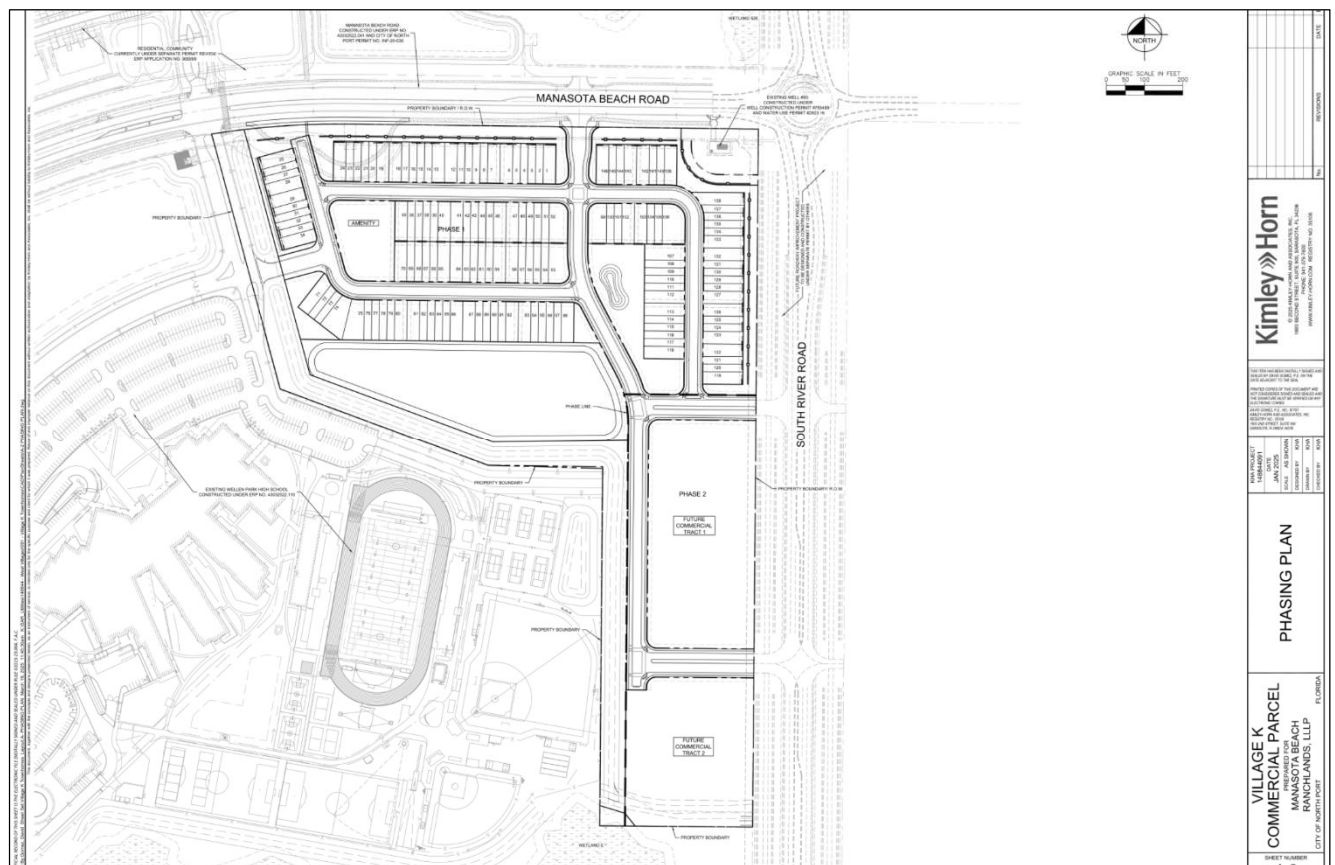


Figure 1. Proposed Preliminary Subdivision Plat, Wellen Park Village K Townhomes.

COMPLIANCE WITH ULDC

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.

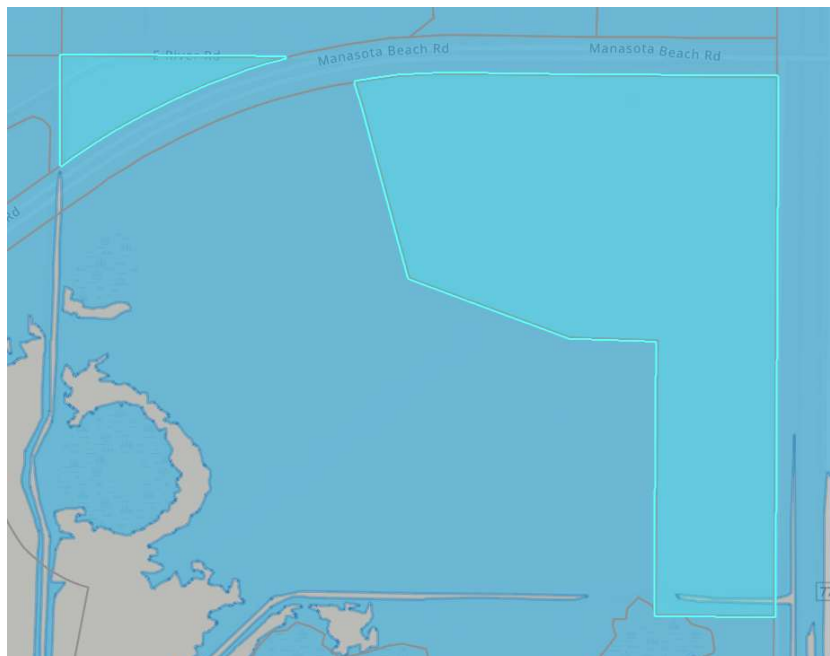
Conclusion: PSPP-25-02596 was reviewed and found to be in conformance with the required lot sizes, easements and the right-of-way dimensions set forth within the Unified Land Development Code.

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

The site is in a FEMA Flood Zone "AE" and "X" (0.2% Annual Chance Flood Hazard), according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0370F, revised March 27, 2024.



III. RECOMMENDED MOTIONS

PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PSPP-25-02596, Wellen Park Village K Townhomes Preliminary Subdivision Plat, as stated:

I move to recommend approval of Petition No. PSPP-25-02596 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-45, Petition No. PSPP-25-02596, Wellen Park Village K Townhomes Preliminary Subdivision Plat, as stated:

I move to approve Resolution No. 2025-R-45 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).

IV. ALTERNATIVE MOTIONS

Petition PSPP-25-02596 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-25-02596 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 Village K Townhomes Preliminary Subdivision Plat, Petition No. PSPP-25-02596, 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 Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];

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

CITY COMMISSION—

MOTION TO DENY: I move to deny Resolution No. 2025-R-45, Wellen Park Village K Townhomes Preliminary Subdivision Plat, Petition No. PSPP-25-02596, and find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

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

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

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	July 17, 2025 9:00 AM or as soon thereafter
City Commission Public Hearing	July 22, 2025 10:00 AM or as soon thereafter

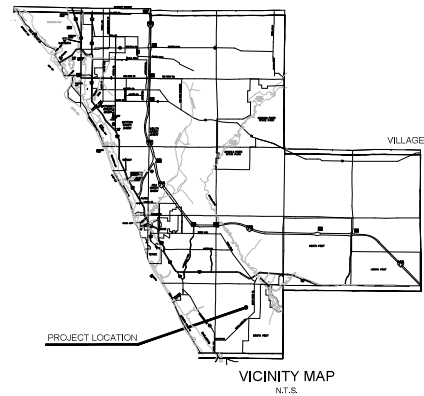
VI. EXHIBITS

A.	Preliminary Subdivision Plat
B.	Affidavit
C.	Warranty Deed
D.	Title Assurance

PROJECT LOCATION

MARCH 2025

- THAT THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE TERMS UNLESS APPROVED BY THE ENGINEER.
4. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE BY PART OF CALLING AND GRUBBING ITEM.
5. IF 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 NOT IN THE WAY OF THE PROJECT. ANY SUCH TREES MUST BE IDENTIFIED AND PRESERVED PRIOR TO CONSTRUCTION. TREES LESS THAN 6.0 FEET DBH MUST BE OTHER MEANS EXCLUDING LOGGING, WINDFALLS AND OTHER ACTS OF GOD! PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLANT SUCH TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LOSS, MATERIALS OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
6. WHERE EQUIVOCATIONS ARE IN CLOSE PROXIMITY TO TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM, NO EQUIPMENT, INCLUDING BACKHOES, SHOULD EVER BE PLACED TO EXERCISE LEVER ON THE CONTIGUOUS AREA AND PRESERVE IT TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
8. LAY SOD AROUND ALL NITERS, MITERED EDGES, HEADWALLS, SMILES, LAKE SLOPES, AND ABOUT 2 FEET (2') OF MOE STIRP ADJACENT TO ALL CURBING, AND AS NEARLY AS POSSIBLE TO THE FACE OF THE WALLS OF ALL EXCAVATIONS. GRADES SHALL BE MAINTAINED AT OR ABOVE FINISHED GRADE. MINIMUM ELEVATIONS SHOWN TO ALLOW FOR SOOT THROUGHS. LODGING INCLUDES MAINTAINING SLOPES AND SOOT UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR MONTH IS ESTABLISHED THROUGHOUT WORK. LAY ALL EROSION CONTROL AND MAINTAINING GRASSES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL DONE.
9. CALL "SUNSHINE" (1-800-432-4770), CONCAST, FLIP WEST VALLEYS IMPROVEMENT DISTRICT, CITY OF NORTH PORT UTILITIES DEPARTMENT, TECO, AND FRIEDRICH POWER PLANTS TO ADVISE THEM OF THE LOCATION OF ANY BELOW GROUND UTILITY BEFORE CONSTRUCTION TO PREVENT EXISTING UTILITIES FROM DAMAGE.
10. CLEARING, GRUBBING, STRIPPING, AND COMPACTOR WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
11. THE CONTRACTOR SHALL PROTECT EXISTING CONSERVATION PRESERVES, ENVIRONMENTAL SENSITIVE AREAS AND DRAINAGE WITH ALONGING THE AREA OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL PROVIDE PROTECTION BARRIERES AND SIGNS AND BARRIERS WITHIN THREE PROTECTION BARRIERES SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT AND / OR SARASOTA COUNTY TREE PROTECTION ORDINANCE. SELF BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF AN APPROVED LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND CONSTRUCTION FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. ADDITIONAL SIGN MEASURES MAY BE NECESSARY TO ENSURE THAT TURNED WATER IS NOT ENTERED INTO CONSERVATION PRESERVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PROTECTION BARRIERES AND BARRIERS ARE IN PLACE UNDER THE CITY OF NORTH PORT DEVELOPMENT PERMIT. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA PROTECTION BARRIERES AND BARRIERS ARE IN PLACE.
12. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO THE CITY OF NORTH PORT. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
13. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
14. IN THE EVENT THAT THE CONSTRUCTION SITE IS AWAYGROUD PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEEPS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
15. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO THE CITY OF NORTH PORT STANDARDS, LATEST REVISIONS.
16. THE BEST MANAGEMENT PRACTICES (BMPs) MANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.
17. ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 1988).
18. IF THE CONTRACTOR ENCOUNTERS A CONFIRMING SOIL LAYER (CLAYEY SOLIDS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSED STORMWATER DETENTION BASIN, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER WITHIN 24 HOURS.
19. CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO THE SITE THROUGHOUT CONSTRUCTION.
20. ALL CONTRACTOR VEHICLES AND DUMPSTERS SHALL BE PARKED ON ONLY ONE SIDE OF THE STREET TO MAINTAIN A 14' WIDE MINIMUM DRIVEWAY.
21. STAND ALONE BUILDING PERMITS ARE REQUIRED ON PRIMARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORALS, STREET LIGHTING, IRRIGATION SYSTEMS, LOT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
22. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE LENGTH OF THE SLAB, BUT NOT MORE THAN 100 FEET. NO JOINTS SHALL BE LOCATED MORE THAN 4 FEET FROM A CURB.
23. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWFWMD EPF INFORMATION MANUAL, LATEST EDITION, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.
24. EXCAVATED MATERIAL GENERATED BY EXCAVATION OF STORMWATER MANAGEMENT PONDS IS TO BE USED AS FILL FOR THE PROJECT ACTIVITIES. NO EXCAVATED MATERIAL IS BEING WHIPPED FROM THE PROPERTY FOR USE AS FILL AT ANOTHER SITE.
25. FEDERAL EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS (USACE) PRIOR TO THE BEGINNING OF CONSTRUCTION. THE FEDERAL EROSION MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 121503C000 EFFECTIVE 3/31/2004.



WATER AND WASTEWATER:		
CITY OF NORTH PORT UTILITIES DEPARTMENT	TELEPHONE:	GAS:
6544 WEST PACE BOULEVARD	FRONTIER	TECO / PEOPLES GAS
NORTH PORT, FL 34291	1701 RINGLING BLVD.	8261 MCC ST.
(941) 240-8010	SARASOTA, FL 34236	SARASOTA, FL 34240
	(941) 952-5624	(941) 342-4020
CATV:		
COMCAST CABLE	ELECTRIC:	
5205 FRUITVILLE ROAD	FLORIDA POWER & LIGHT	
SARASOTA, FL 34232	2245 MURPHY CT.	
(941) 342-3577	NORTH PORT, FL 34289	
	(941) 947-4238	

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

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

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1800 2ND STREET, Suite 900, Sarasota, FL 34236
PHONE (941) 379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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B-5	CROSS SECTIONS	C-1 OVERALL CODE REQUIRED LANDSCAPE PLAN
B-5A	TYPICAL ROADWAY SECTIONS	C-1A CODE REQUIRED LANDSCAPE PLAN
B-5B	TYPICAL ROADWAY SECTIONS	C-1B CODE REQUIRED LANDSCAPE PLAN
B-5C	TYPICAL ROADWAY SECTIONS	C-1C CODE REQUIRED LANDSCAPE PLAN
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B-5BU	TYPICAL ROADWAY SECTIONS	C-1U CODE REQUIRED LANDSCAPE PLAN
B-5BV	TYPICAL ROADWAY SECTIONS	C-1V CODE REQUIRED LANDSCAPE PLAN
B-5BW	TYPICAL ROADWAY SECTIONS	C-1W CODE REQUIRED LANDSC

Use	City Permit No.	Phase	Maximum Allowable per VDDP	Previously Permitted or Constructed	Proposed Units (This Application)	Total Permitted and Proposed
Residential			1893			
		Everly Phase 1		72		
		Everly Phase 2		99		
	INF-22-096 / SCP-22-097	Everly Phase 3		70		
		Lakepur Phase 1		137		
	INF-23-151 / SCP-23-152	Lakepur Phase 3		91		
	MAS-24-011	Lakepur Phase 2		120		
	PSDP-25-00253	Village K Townhomes			146	735
Commercial						
			25,000 SF	0	0	0
			25,000 SF	0	0	0

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL SUPERVISION, COMPLETION OF WHICH IS CONTINGENT UPON THE ADOPTION OF THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.07(5)(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

David Gomez



DATE: _____

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 2 WORKING DAYS BEFORE YOU DIG

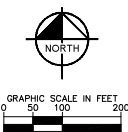
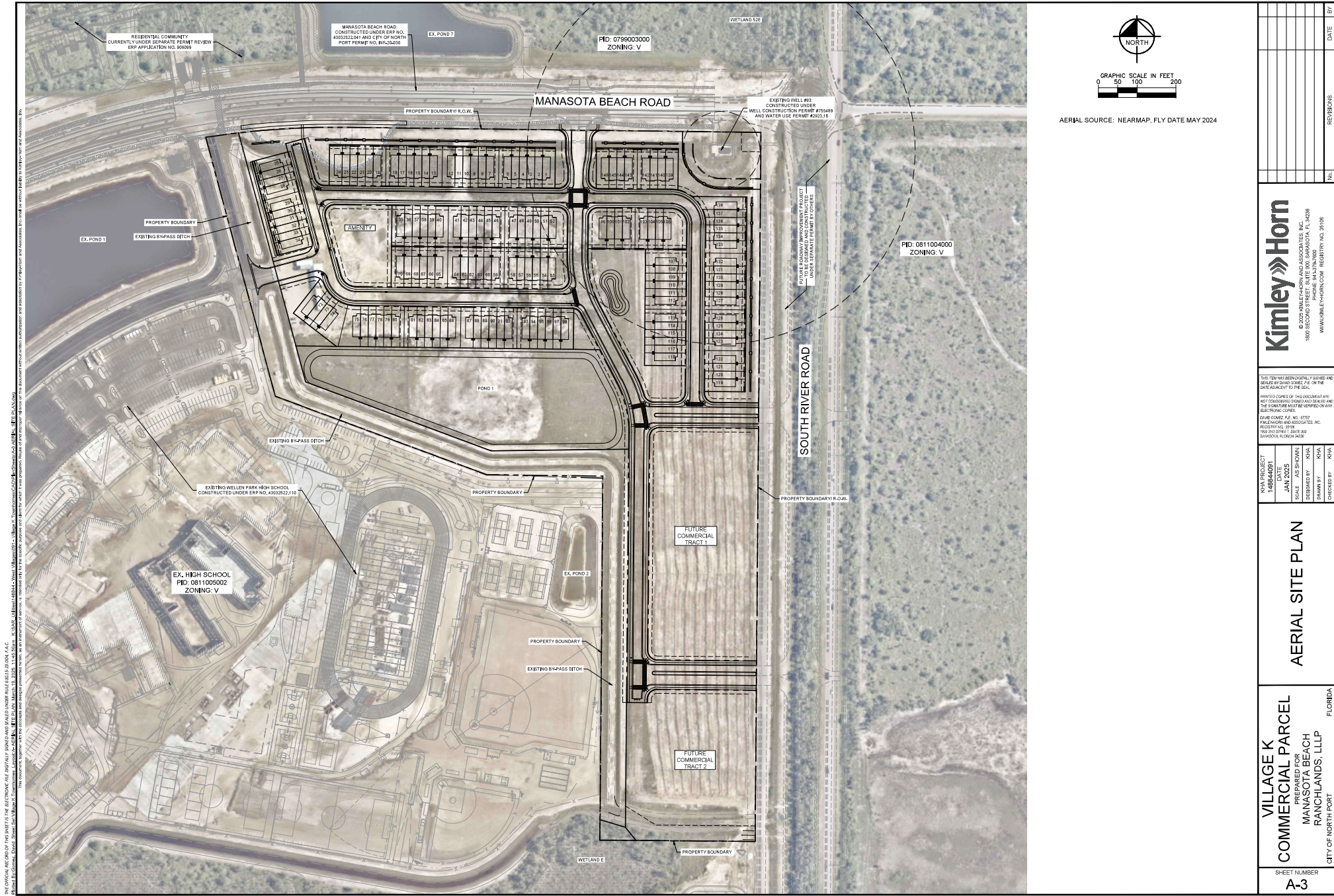
**IT'S THE LAW!
DIAL 811**

811

**Know what's below.
Call before you dig.**

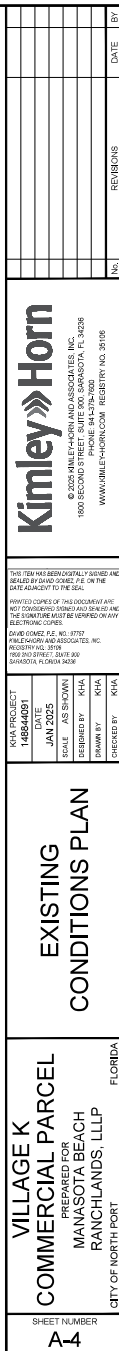
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

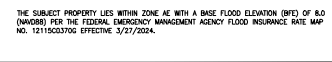





AERIAL SOURCE: NEARMAP, FLY DATE MAY 2024

VILLAGE K COMMERCIAL PARCEL PREPARED FOR MANASOTA BEACH RANCHLANDS, LLLP CITY OF NORTH PORT		AERIAL SITE PLAN		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 300, SARASOTA, FL 34236 WWW.KIMLEY-HORN.COM REGISTRY NO. 30106		REVISIONS	DATE	BY
SHEET NUMBER A-3		KIM PROJECT DATE JAN 2025		KIM PROJECT DATE JAN 2025				
		SCALE AS SHOWN		SCALE AS SHOWN				
		DESIGNED BY KIM		DESIGNED BY KIM				
		DRAWN BY KIM		DRAWN BY KIM				
		CHECKED BY KIM		CHECKED BY KIM				





-  PROPOSED ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 PAVER DRIVEWAY
 (CONSTRUCTED WITH BUILDING)
 ROAD CENTERLINE

☐ F TYPE "F" CURB
☐ A TYPE "A" CURB
☐ M TYPE "M" CURB
☐ T TRANSITION CURB

- (MF) MODIFIED TYPE "F"
 (HC) 12" HEADER CURB
 (CR) CURB RAMP
 (PER FOOT INDEX 522-002)

100%	PRIVATE ROAD RIGHT-OF-WAY (DRAINAGE AND FLOOD EASEMENT) (PUBLIC UTILITY EASEMENT)
100%	RECREATION TRACT 100 & 103 PRIVATE ROAD TRACT 101
200%	WYOMING TRACT (DRAINAGE AND FLOOD EASEMENT) (PUBLIC UTILITY EASEMENT)
300%	CITY UTILITY TRACT (DRAINAGE AND FLOOD EASEMENT) (PUBLIC UTILITY EASEMENT)
500%	DRAINAGE / STORMWATER MANAGEMENT AREA (PRIVATE / DRAINAGE AND FLOOD EASEMENT) (PUBLIC UTILITY EASEMENT)
600%	COMMON AREA (PRIVATE) (DRAINAGE AND FLOOD EASEMENT) (PUBLIC UTILITY EASEMENT)
700%	CONSERVATION AREA (PRIVATE) (DRAINAGE AND FLOOD EASEMENT) (PUBLIC UTILITY EASEMENT)
800%	SCHOOL DISTRICT TRACT
900%	FUTURE DEVELOPMENT TRACT
MF00%	MULTI-FAMILY DEVELOPMENT TRACT

1. ALL ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAYS LINES (BOTH SIDES).
2. 100, 200, 500, AND 600 SERIES TRACTS SHALL ALSO INCLUDE LANDSCAPING, IRRIGATION, LANDSCAPE LIGHTING, FENCES / WALLS, SEWERAGE AND UTILITY USES.
3. 700 SERIES TRACTS ALSO INCLUDE BOARDWALK AND TRAIL USE ADJACENT BY STATE, LOCAL AND WVD REGULATIONS AS DEPICTED IN THESE PLANS.
4. THERE SHALL BE A 8' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE DEVELOPMENT TRACTS ADJACENT TO ALL LAKES.

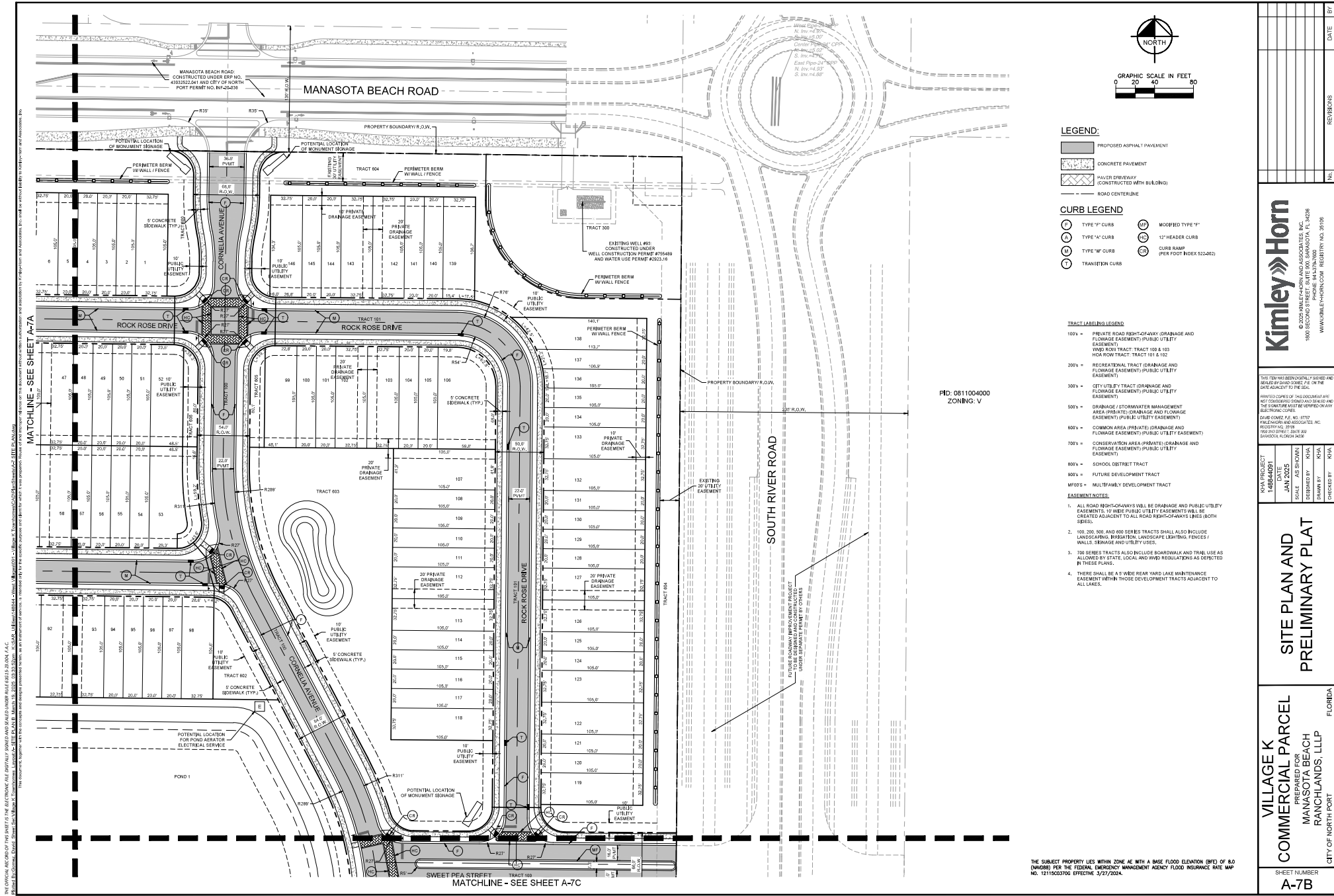
10 SECOND STREET, SUITE 900, SARASOTA, FL 34230
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

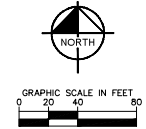
VILLAGE K
COMMERCIAL PARCEL
PREPARED FOR
MANASOTA BEACH
RANCHLANDS, LLLP





SHEET NUMBER
A-7A

No.	REVISIONS	DATE	BY
-----	-----------	------	----

FLORIDA





 PROPOSED ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 PAVER DRIVEWAY
 (CONSTRUCTED WITH BUILDING)
 ROAD CENTERLINE

- ☐ F TYPE "F" CURB
- ☐ A TYPE "A" CURB
- ☐ M TYPE "M" CURB
- ☐ T TRANSITION CURB

100%	PRIVATE ROAD RIGHT-OF-WAY (DRAINAGE AND FLOODING EASEMENT) PUBLIC (UTILITY EASEMENT)
100%	HOA ROW TRACT 100 1 & 102
200%	RECREATIONAL TRACT (DRAINAGE AND FLOODING EASEMENT) PUBLIC (UTILITY EASEMENT)
300%	CITY (UTILITY TRACT (DRAINAGE AND FLOODING EASEMENT) PUBLIC (UTILITY EASEMENT)
500%	DRAINAGE /STORMWATER MANAGEMENT AREA (PRIVATE) (DRAINAGE AND FLOODING EASEMENT) PUBLIC (UTILITY EASEMENT)
600%	COMMON AREA (PRIVATE) (DRAINAGE AND FLOODING EASEMENT) PUBLIC (UTILITY EASEMENT)
700%	CONSERVATION AREA (PRIVATE) (DRAINAGE AND FLOODING EASEMENT) PUBLIC (UTILITY EASEMENT)
800%	SCHOOL DISTRICT TRACT
900%	FUTURE DEVELOPMENT TRACT
MF0%	MULTIPLY DEVELOPMENT TRACT

1. ALL ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAYS LINES (BOTH SIDES).
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3. 700 SERIES TRACTS ALSO INCLUDE BOARDWALK AND TRAIL USE AS ALLOWED BY STATE, LOCAL AND WMD REGULATIONS AS DEPICTED IN THESE PLANS.
4. THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE DEVELOPMENT TRACTS ADJACENT TO ALL LAKES.

Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1600 SECOND STREET, SUITE 600, SARASOTA, FL 34236
PHONE 941-375-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

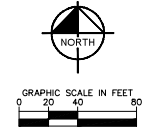
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

DAVID GOMEZ, P.E., NO.: 87757
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY NO.: 35106
1800 1ST STREET, SUITE 300
SAFASOTA, FLORIDA 34236

SITE PLAN AND PRELIMINARY PLAT

SHEET NUMBER
A-7C

THE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 8.0 (NAVD88) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12115C0370G EFFECTIVE 3/27/2024.



 PROPOSED ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 PAVER DRIVEWAY
 (CONSTRUCTED WITH BUILDING)
 ROAD CENTERLINE

☐ F TYPE "F" CURB
☐ A TYPE "A" CURB
☐ M TYPE "M" CURB
☐ T TRANSITION CURB

- | | |
|--------|--|
| 100% | PRIVATE ROAD RIGHT-OF-WAY (DRAINAGE AND FLOODAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| | WYCK HOLLOW TRACT 100 & 102
HOW HOLLOW TRACT 101 & 102 |
| 200% | RECREATIONAL TRACT (DRAINAGE AND FLOODAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 300% | CITY UTILITY TRACT (DRAINAGE AND FLOODAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 500% | DRAINAGE / STORMWATER MANAGEMENT AREA (PRIVATE) (DRAINAGE AND FLOODAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 600% | COMMON AREA (PRIVATE) (DRAINAGE AND FLOODAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 700% | CONSERVATION AREA (PRIVATE) (DRAINAGE AND FLOODAGE EASEMENT) (PUBLIC UTILITY EASEMENT) |
| 800% | SCHOOL DISTRICT TRACT |
| 900% | FUTURE DEVELOPMENT TRACT |
| MIFORS | MULTI-PHASE DEVELOPMENT TRACT |

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3. 700 SERIES TRACTS ALSO INCLUDE BOARDWALK AND TRAIL USE AS ALLOWED BY STATE, LOCAL AND WMD REGULATIONS AS DEPICTED IN THESE PLANS.
4. THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE DEVELOPMENT TRACTS ADJACENT TO ALL LAKES.

148844091	DATE	SCALE	AS SHOWN
	JAN 2025	DESIGNED BY	KHA
		DRAWN BY	KHA
		CHECKED BY	KHA

VILLAGE K
COMMERCIAL PARCEL
PREPARED FOR
MANASOTA BEACH
RANCHLANDS, LLLP
CITY OF NORTH PORT
FLORIDA

SHEET NUMBER
A-7D

THE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 8.0 (NAVD88) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12115C0370G EFFECTIVE 3/27/2024.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SARASOTA
CITY OF NORTH PORT

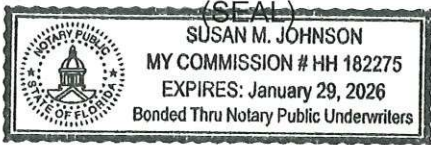
BEFORE ME, the undersigned authority personally appeared David Gomez, P.E.
who being by me first duly sworn on oath, deposes and says:

- 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 Site Development and Infrastructure 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.

[Signature]
(Agent/Applicant's Signature)

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

The foregoing instrument was acknowledged before me this 7th day of January, 2025, by David Gomez, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public (Signature)

SUSAN M JOHNSON
Print or type Notary Name

Commission (serial) Number HH182275

My Commission Expires: January 29, 2026

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014062917 8 PG(S)
May 29, 2014 12:19:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Purchase Price: \$38,677,000
Additional Consideration: \$3,781,000
Doc Tax: \$297,206
Record: \$ 69,500

Doc Stamp-Deed: \$297 206 00



✓ Prepared by and return to:
Patrick W. Ryskamp, Esq.
Williams Parker Harrison Dietz & Getzen
200 S. Orange Avenue
Sarasota, FL 34236

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS NORTH PORT, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0783-00-1000, 0784-00-4010, 0785-00-1050, 0785-00-2100, 0785-00-3000, 0786-00-2000, 0788-05-0001, 0797-00-1000, 0799-00-1000, 0801-00-1000, 0804-00-1000, 0805-00-1000, 0807-00-1000, 0809-00-1000, 0811-00-1000.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B,"** attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to the Permitted Exceptions.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company

L. L. Leberman
 Print
 Name: Lesli L. Leberman

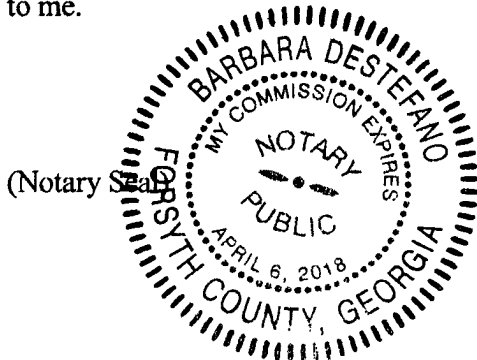
By: *SE Thomas* (SEAL)
 Name: Stanley E. Thomas
 Title: Manager

Lori L. Scott
 Print
 Name: Lori L. Scott

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person is personally ~~known to me or has produced~~ _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Barbara DeStefano
 Signature of Notary Public
BARBARA DESTEFANO
 Print Name of Notary Public

I am a Notary Public of the State of Georgia,
 and my commission expires on 4/6/18.

EXHIBIT "A"

Tract C

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 32, lying easterly of the easterly Right of Way Line of West Villages Parkway as described in Official Records Instrument No. 2009155882, and 2010059621, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;

All of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45), less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;

Lands conveyed to County of Sarasota in Official Records Book 2389, Page 528 of the Public Records of Sarasota County, Florida;

Lands conveyed to John H. Nevins, as Bishop of the Diocese of Venice, recorded in Official Records Instrument No. 1998166154, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District in Official Records Instrument No. 2005281157 of the Public Records of Sarasota County, Florida.

The Southwest 1/4 of Section 34, lying West of County Road No. 777, less and except the following:

The North 1/2 of the NW 1/4 of the SW 1/4;

The maintained right-of-way of South River Road (County Road No. 777);

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 1999111833, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2011005442, of the Public Records of Sarasota County, Florida.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

The West Half of Section 3, less and except the following:

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2009021691, of the Public Records of Sarasota County, Florida.

All of Section 4, less and except the following:

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida.

All of Section 5, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida;

That part of Section 5, lying northerly of West Villages Parkway as described in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida.

All of Section 7;

All of Section 8;

All of Section 9.

The West Half of Section 10, less and except the following:

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida.

Tract contains 4265.6842 Acres, more or less.

EXHIBIT "B"

Permitted Exceptions for Tract C

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2013-000351 Issued through Old Republic National Title Insurance Company):

4. Easements in favor of Florida Power & Light Company recorded in Deed Book 98, Page 314, of the Public Records of Sarasota County, Florida.
5. Telephone Distribution Easement Deed in favor of GTE Incorporated, a Florida corporation recorded in Official Records Book 2793, Page 172, of the Public Records of Sarasota County, Florida.
6. Easements in favor of Sarasota County for the purposes of water supply distribution and sewerage collection and related matters recorded in Official Records Book 2702, Page 2442 and Subordination of Utility Interest and Agreement for Reimbursement for Additional Facility Relocations recorded in Official Records Book 2758, Page 642 ; of the Public Records of Sarasota County, Florida.
7. Easements in favor of Sarasota County Public Hospital Board recorded in Official Records Book 2785, Page 641 ; Official Records Book 3065, Page 606 and Official Records Book 3108, Page 2455 together with Amendment recorded under Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
8. (Intentionally omitted).
9. Easements in favor of Englewood Water District recorded in Official Records Book 1320, Page 2150, of the Public Records of Sarasota County, Florida.
10. Access and Drainage Easements, and use restrictions in favor of the District Board of Trustees of Manatee Junior College as set forth in that certain Warranty Deed recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida .
11. (Intentionally omitted).
12. Access and Drainage Easements in favor of Sarasota County, together with covenants, limitations and conditions, as set forth in that certain Warranty Deed recorded in Official Records Book 2389, Page 528, of the Public Records of Sarasota County, Florida.
13. Terms and conditions contained in that certain Easement Agreement (Stormwater Drainage and Flowage) in favor of TAYLOR RANCH, LTD., a Florida limited partnership recorded in Official Records Book 3065, Page 615, of the Public Records of Sarasota County, Florida.
14. Reclaimed Water Agreement by and between TAYLOR RANCH, LTD., a Florida limited partnership and TAYLOR RANCH, INC., a Florida corporation and Sarasota County Public Hospital Board recorded in Official Records Book 3108, Page 2433, together with Affidavit recorded in Instrument # 2005257196, as amended in Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
15. Declaration of Utility Easement by TAYLOR RANCH, INC., a Florida corporation recorded in Instrument # 1998166153, of the Public Records of Sarasota County, Florida.
16. Easement and right-of-way for ingress and egress, utilities and drainage in favor of John J. Nevins, as Bishop of the Diocese of Venice recorded in Instrument # 1998166155, of the Public Records of Sarasota County, Florida.
17. Terms and conditions contained in that certain Grant of Perpetual Non-Exclusive Easement In favor of TAYLOR RANCH, LTD., a Florida limited partnership; TAYLOR RANCH, INC., a Florida corporation and Venetian Development, Inc., a Florida corporation, for the purposes of access and underground utilities recorded in Instrument # 1999044368, of the Public Records of Sarasota County, Florida.
18. Conservation Easement in favor of Southwest Florida Water Management District recorded in Instrument # 1999044370, of the Public Records of Sarasota County, Florida.

19. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument # 2000002796 (33-39-20) and Instrument # 2000002797, of the Public Records of Sarasota County, Florida.
20. Terms and conditions contained in that certain Perpetual, Non-Exclusive Access and Utility Easement Agreement in favor of TAYLOR RANCH, INC., recorded in Instrument # 2000002798, of the Public Records of Sarasota County, Florida.
21. (Intentionally omitted).
22. Notice of Option to Purchase Lands in Section 32-39-20 in favor of SARASOTA COUNTY PUBLIC HOSPITAL BOARD, as Buyer, recorded in Official Records Book 2785, Page 650, of the Public Records of Sarasota County, Florida.
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. Easement Agreement recorded in Instrument # 2007150241, of the Public Records of Sarasota County, Florida.
28. Easement Agreement recorded in Instrument # 2006215897, Public Records of Sarasota County, Florida.
29. Easement Agreement recorded in Instrument # 2007024930, of the Public Records of Sarasota County, Florida.
30. (Intentionally omitted).
31. (Intentionally omitted).
32. Easement in favor of Florida Power & Light Company recorded in Official Records Book 986, Page 905, together with consent agreement recorded in Instrument # 2006126669, of the Public Records of Sarasota County, Florida.
33. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261, of the Public Records of Sarasota County, Florida.
34. Right of Way Resolution recorded in Official Records Book 2254, Page 2241, of the Public Records of Sarasota County, Florida.
35. (Intentionally omitted).
36. (Intentionally omitted).
37. Easement in favor of West Villages Improvement District recorded in Instrument # 2005089339, of the Public Records of Sarasota County, Florida.
38. (Intentionally omitted).
39. (Intentionally omitted).
40. (Intentionally omitted).
41. Easement in favor of the City of North Port recorded in Instrument # 2008019264, of the Public Records of Sarasota County, Florida.
42. Easement in favor of Sarasota County recorded in Instrument # 2008019265, of the Public Records of Sarasota County, Florida.
43. Easement in favor of the City of North Port, West Villages Improvement District, and Sarasota County recorded in Instrument # 2008019266, as re-recorded in Instrument # 2008029381, of the Public Records of Sarasota County, Florida.

44. (Intentionally omitted).
45. Easement in favor of Florida Power & Light Co. recorded in Instrument # 2008096395, of the Public Records of Sarasota County, Florida.
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, of the Public Records of Sarasota County, Florida.
47. (Intentionally omitted).
48. (Deleted)
49. Slope, Drainage, Gateway Feature and Landscape Easement Agreement recorded in Instrument # 2009155886, of the Public Records of Sarasota County, Florida.
50. Subject to Terms, Conditions and Restrictive Covenants contained in Section 18.02(b) of that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. (Intentionally omitted).
52. Slope Easement to West Villages Improvement District recorded in Instrument # 2013134806, Public Records of Sarasota County, Florida.
53. (Intentionally omitted)
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).
60. (Intentionally omitted).
61. Riparian and littoral rights.
62. (Deleted).
63. (Deleted).
64. (Deleted).
65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
66. (Deleted).
67. (Deleted).

68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.



First American Title Insurance Company
 10210 Highland Manor Drive, Ste 120
 Tampa, FL 33610
 Phone: (813)261-3450
 Fax:

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
 OF A SUBDIVISION PLAT IN
 Sarasota County, Florida**

FATIC File No.: 2240-2812143

A search of the Public Records of Sarasota County, Florida, through December 11, 2024 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of WELLEN PARK - VILLAGE K (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

The last deed of record was dated May 28, 2014 and recorded May 29, 2014 in Instrument No. [2014062917](#), Public Records of Sarasota County, Florida.

The record title holder is Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, formerly known as Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership.

The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of WELLEN PARK - VILLAGE K.

Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

Underlying rights of way, easements or plats affecting said property are as follows:

1. Easement granted to Florida Power & Light Company by instrument recorded in Deed [Book 98, Page 314](#) as affected by Partial Release of Easement in Instrument No. [2021098147](#) and Instrument No. [2022193840](#) .
2. Declaration of Covenants, Conditions and Restrictions, including any amendments or modifications thereto, recorded in Instrument No. [2004216589](#) as amended in Instrument No. [2005257191](#) and Instrument No. [2007018906](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions and Restrictions, including any amendments or modifications thereto, recorded in Instrument No. [2005197548](#) as amended in Instrument No. [2008099652](#) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Amended and Restated Utility Agreement as set forth in instrument recorded in Instrument No. [2007064870](#) .

Other information regarding said property includes:

5. Water and Wastewater Interim Utilities Agreement as set forth in instrument recorded in Instrument No. [2005089520](#) .
6. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument No. [2004223490](#), Instrument No. [2006023618](#), Instrument No. [2007048565](#), Instrument No. [2007086623](#), Instrument No. [2007176566](#), Instrument No. [2008055051](#), Instrument No. [2018000839](#), Instrument No. [2018084717](#), Instrument No. [2018142894](#), which contain provisions creating assessments; and as affected by West Villages Improvement District Unit of Development No. 1 Notice of Series 2017 Special Assessments and Government Lien of Record (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, as recorded in Instrument No. [2017111575](#); and as affected by Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1), as recorded in Instrument No. [2017111576](#); and as affected by Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit of Development No. 1) (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, as recorded in Instrument No. [2017111577](#), Instrument No. [2017111578](#), Instrument No. [2017111579](#), Instrument No. [2017111580](#), Instrument No. [2017111581](#), Instrument No. [2017111582](#), Instrument No. [2017111583](#), and in Instrument No. [2017111584](#); Agreement regarding True-Up as recorded in Instrument No. [2021072096](#); West Villages Improvement District Unit of Development No. 1; Agreement regarding Inclusion of Certain Real Property in Unit of Development No. 1 as recorded in Instrument No. [2022119302](#); Notice of Amended Boundary as recorded in Instrument No. [2022121327](#); Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1 as recorded in Instrument No. [2022198036](#); Amended and Restated Notice of Series 2017 Special Assessments and Government Lien of Record as recorded in Instrument No. [2022198138](#); Irrigation Water Supply Agreement recorded in Instrument No. [2018159052](#); Amended and Restated Notice of Establishment in Instrument No. [2022121328](#).
7. Ordinance No. 2018-08 recorded in Instrument No. [2018105750](#).
8. Recorded Notice of Environmental Resource Permit recorded in Instrument No. [2019126330](#).
9. West Villages Developer Agreement as set forth in instrument recorded in Instrument No. [2020042302](#) amended in Instrument No. [2024156163](#) .
10. Utility Easement recorded in Instrument No. [2021094417](#).
11. Use restrictions as contained in paragraph 1 of the Declaration of Restrictive Covenants and Rights as recorded August 20, 2021 in Instrument No. [2021153734](#).
12. Recorded Notice of Environmental Resource Permit recorded in Instrument No. [2022068841](#).
13. Recorded Notice of Environmental Resource Permit recorded in Instrument No. [2022068842](#).

14. Terms and Provisions of Resolution No. 2022-07, as recorded in Instrument No. [2022087186](#), establishing West Villages Improvement District Unit of Development No. 9 and by Notice of Establishment of West Villages Improvement District Unit of Development No. 9 as recorded in Instrument No. [2022105405](#); Collateral Assignment and Assumption of Development Rights Relating to Unit of Development No. 9 (Series 2023 Bonds), as recorded in Instrument No. [2023062283](#); as affected by: Agreement Regarding the True-Up and Payment of Special Assessments for Special Assessment Revenue Bonds, Unit of Development No. 9; (Series 2023 Bonds); as recorded in Instrument No. [2023062284](#); Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments, Unit of Development 9 Series 2023 Bonds (Series 2023 Bonds); as recorded in Instrument No. [2023062285](#); West Villages Improvement District Unit of Development No. 9 Notice of Series 2023 Special Assessments, and Government Lien of Record as recorded in Instrument No. [2023062286](#).
15. Recorded Notice of Environmental Resource Permit recorded in Instrument No. [2023167185](#).
16. Restrictive Covenant (including license to use) as recorded September 27, 2018, in Instrument No. [2018128694](#).
17. Recorded Notice of Environmental Resource Permit recorded in Instrument No. [2020031687](#).
18. Resolution No. 2023-R-18 recorded in Instrument No. [2023097555](#).
19. Easement Agreement recorded in Instrument No. [2023097556](#).

Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 0811005000.

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Sarasota County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. 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 information 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



By: _____
Authorized Signatory

Exhibit "A"

Part of the Northwest quarter of Section 10, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Commencing at the Northeast corner of the Northwest quarter of Section 10, Township 40 South, Range 20 East; Thence South $77^{\circ} 28' 45''$ West, a distance of 214.84 feet to the intersection of the Southerly line of Manasota Beach Road, MANASOTA BEACH RANCLANDS PLAT NO. 1 according to the plat recorded in Plat [Book 55, Page 367](#) and the Westerly right-of-way line of South River Road according to the Warranty Deed recorded in Instrument No. [2008060371](#) being the Point of Beginning; thence South $00^{\circ} 28' 30''$ West, a distance of 1,827.66 feet along said Westerly right-of-way line to the Northeast corner of LAKESPUR AT WELLEN PARK according to the plat recorded in Plat [Book 57, Page 107](#); thence North $89^{\circ} 31' 30''$ West, a distance of 400.00 feet along said North boundary line to the Southeast corner of land described in Special Warranty Deed recorded in Instrument No. [2021094420](#); thence along Easterly boundary of said Special Warranty Deed for the following four (4) courses: 1) North $00^{\circ} 28' 30''$ East, a distance of 938.34 feet; 2) North $89^{\circ} 17' 37''$ West, a distance of 300.00 feet; 3) North $69^{\circ} 38' 16''$ West, a distance of 580.51 feet; 4) North $15^{\circ} 02' 48''$ West, a distance of 691.12 feet to last said Southerly line being a point on a tangent curve; thence along said tangent curve to the right, having a radius of 2,135 feet, a central angle of $9^{\circ} 41' 44''$, a chord bearing of North $85^{\circ} 51' 31''$ East, a chord length of 360.85 feet, an arc distance of 361.29 feet to a point of tangency; thence South $89^{\circ} 17' 37''$ East, a distance of 1,071.16 feet along said Southerly line and to the Point of Beginning.