

I. BACKGROUND

In 2020, the Subdivision (SCP-20-050) and Infrastructure Plans (INF-20-051) for Wellen Park, Phase 1 were approved by staff. This project adds 11 commercial lots and the associated right-of-way and drainage. The total site contains approximately ± 127.69 acres.

A surety bond for INF-20-51 in the amount of \$1,113,662.00, has been received by the City of North Port.

II. STAFF ANALYSIS & FINDINGS

2020 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-20-100 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-20-100 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.

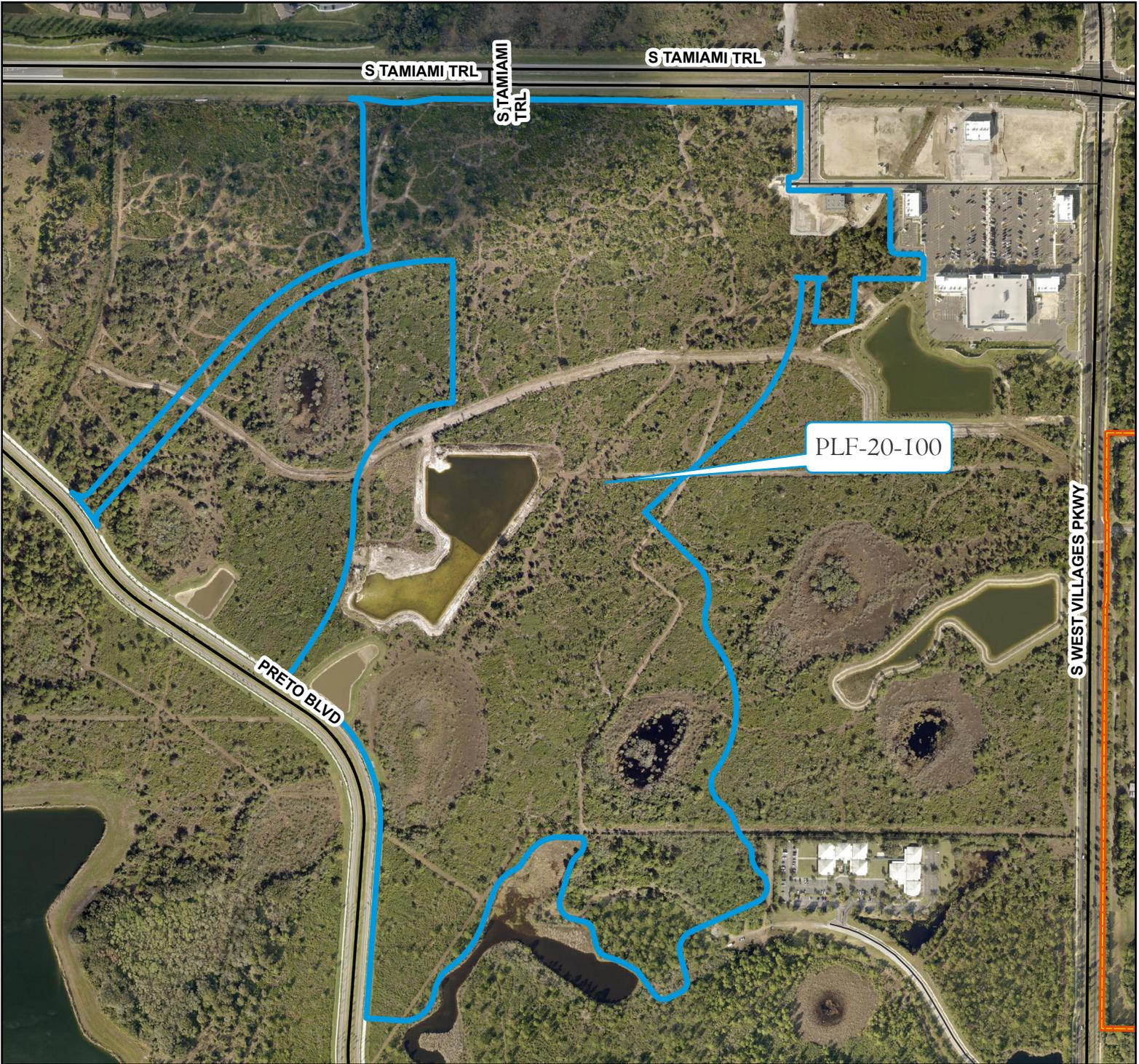
VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	October 1, 2020 9:00 AM or as soon thereafter
City Commission Public Hearing	October 27, 2020 6:00 PM or as soon thereafter

VII. EXHIBITS

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

Aerial Location Map City of North Port PLF-20-100, Wellen Park Downtown Phase I



- | Petition Number | Streets |
|---|---|
|  PLF-20-100 |  Arterial |
| |  Local |
| |  City Boundary |



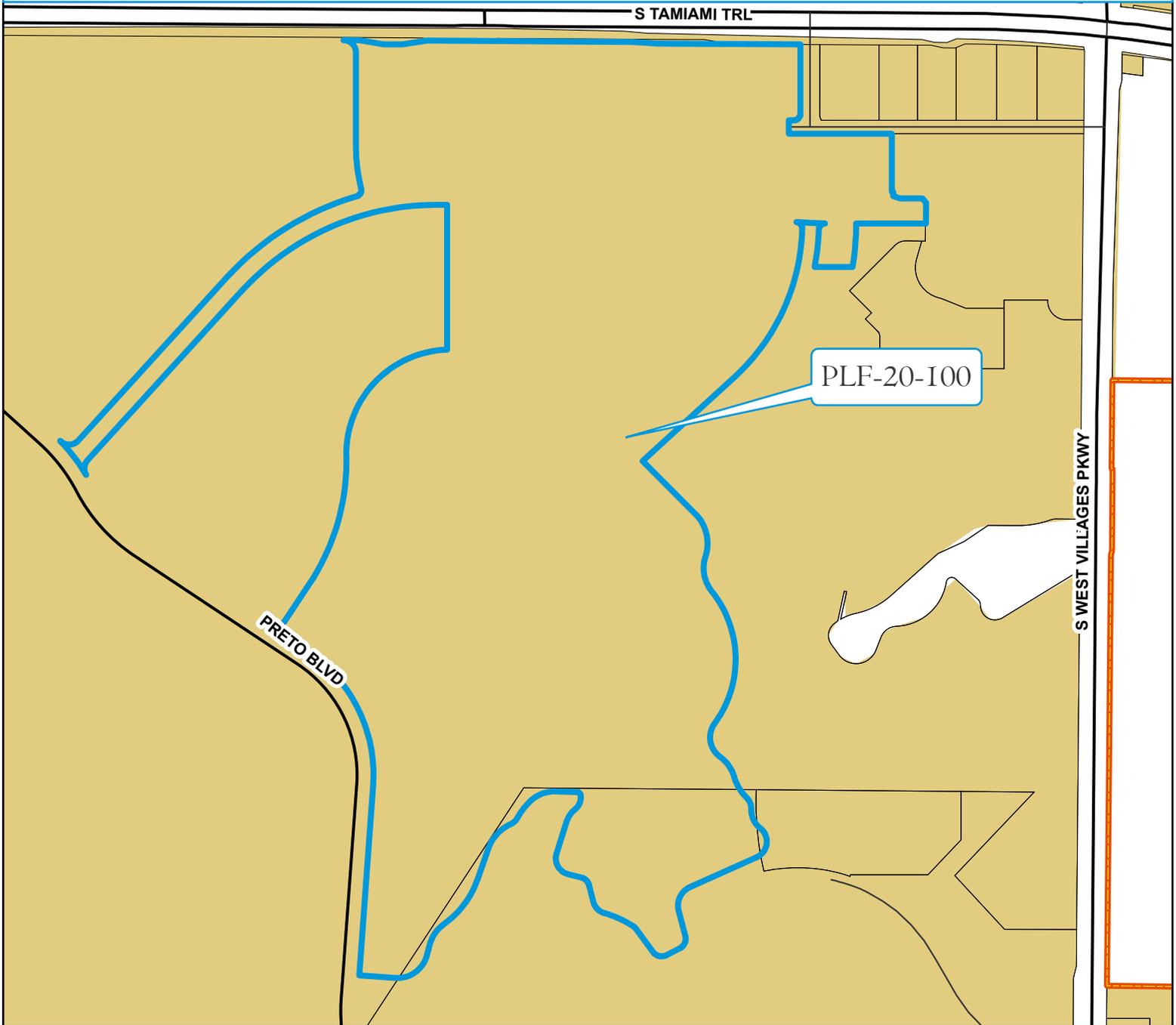
Prepared by NDS/Planning Division
July 22, 2020

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



Current zoning
VILLAGE
PLF-20-100, Wellen Park Downtown Phase I



Existing Zoning

V

Parcels

Boundary

Streets

Arterial

Local

Petition Number

PLF-20-100

North Port

City Boundary

Other

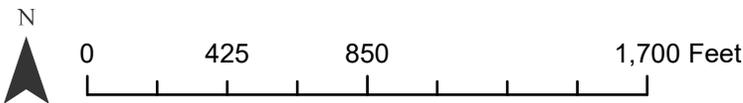
Right of Way



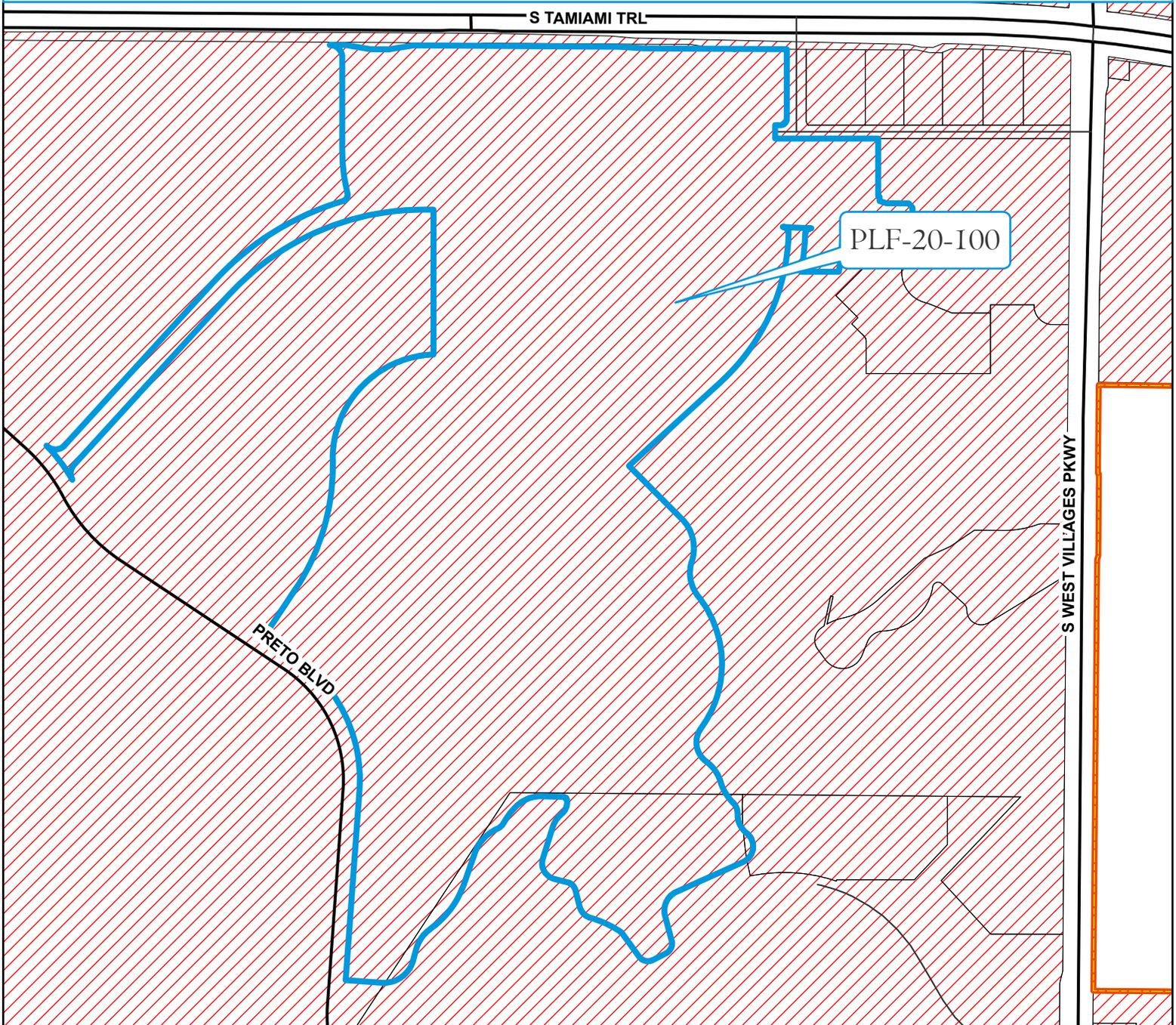
Prepared by NDS/Planning Division
September 15, 2020

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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 PLF-20-100, Wellen Park Downtown Phase I



Future Land Use

VILLAGE

Petition Number

PLF-20-100

Parcels

Boundary

North Port

City Boundary

Streets

Arterial

Local

Other

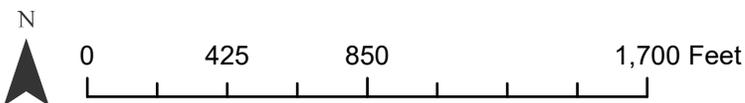
Right of Way



Prepared by NDS/Planning Division
September 15, 2020

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AFFIDAVIT

I (the undersigned), JOHN E. LUCZYNSKI 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 28th day of April, 2020

[Signature]
Signature of Applicant or Authorized Agent

John E. Luczynski, Senior Vice President, L. D.
Print Name and Title

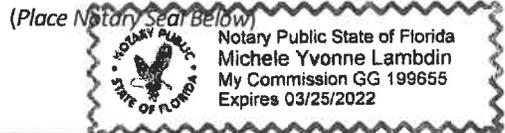
STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 28th day of April, 2020, by John Luczynski who is personally known to me or has produced _____ as identification, and who

did/did not take an oath.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), _____, property owner(s), hereby authorize _____ to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) _____

Signature of Owner Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification, and who did not take an oath. (Place Notary Seal Below)

Signature - Notary Public

PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Williams Parker Harrison Dietz & Getzen, PLLC

Fund File Number: 863631 A1

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** PWR-PLAT SEARCH WV DOWNTOWN, PHASE 1

Effective Date of Search: March 18, 2020 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See Exhibit A attached.

Record Title Vested in:

Main Street Ranchlands, LLLP, a Florida limited liability limited partnership, by virtue of merger with Thomas Ranch Land Partners Village 2A, LLLP, a Florida limited liability limited partnership, by Special Warranty Deed recorded in Instrument Number 2014062919, Certificate of Merger recorded in Instrument Number 2015141233 and Special Warranty Deed recorded in Instrument Number 2015141224, Public Records of Sarasota County, Florida.

Prepared Date: March 24, 2020

Attorneys' Title Fund Services, LLC

Prepared by: Lisa Spence, Commercial Examiner

Phone Number: (800) 327-7696 x5018

Email Address: lspence@thefund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 863631 A1

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number 2004216589, as amended in Instrument Number 2005257191 and Instrument Number 2007018906 of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraphs 5.1 and 5.3.
2. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number 2005197548 as amended under Instrument Number 2008099652 of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraph 3.3.
3. 2019 Amended and Restated Utilities Agreement recorded in Instrument Number 2019125013, Public records of Sarasota County, Florida, which contain provisions creating easements, use restrictions, and charges in favor of the City of North Port.
4. 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 Number 2004223490, Instrument Number 2005023829, Instrument Number 2005032617, Instrument Number 2005149323, Instrument Number 2006023618, Instrument Number 2006023619, Instrument Number 2007048565, Instrument Number 2007086622, Instrument Number 2007086623, Instrument Number 2007176566, Instrument Number 2008055051, Instrument Number 2008055052, Instrument Number 2008055053, Instrument Number 2016034012, Instrument Number 2016036451, and Instrument Number 2016047842, Instrument Number 2016142210, Instrument Number 2016142211, Instrument Number 2016142212, Instrument Number 2016142213, Instrument Number 2016142214, Instrument Number 2016142215, Instrument Number 2016142216, Instrument Number 2016142217, Instrument Number 2017013324, Instrument Number 2017111575, Instrument Number 2017111576, Instrument Number 2017111577, Instrument Number 2017111578, Instrument Number 2017111579, Instrument Number 2017111580, Instrument Number 2017111581, Instrument Number 2017111582, Instrument Number 2017111583, Instrument Number 2017111584, Instrument Number 2017111585, Instrument Number 2018000839, Instrument Number 2018000840, Instrument Number 2018084717, Instrument Number 2018105750, Instrument Number 2018142894, Instrument Number 2018154491, Instrument Number 2018164671, and Instrument Number 2019007882, Public Records of Sarasota County, Florida.
5. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261, Public Records of Sarasota County, Florida.
6. Easement in favor of the City of North Port recorded in Instrument Number 2007158249, Public Records of Sarasota County, Florida.
7. Ordinance No. 2015-11 of the City of North Port (annexation), recorded in Instrument Number 2015066571, Public Records of Sarasota County, Florida.
8. Ordinance No. 2015-18 of the City of North Port (rezoning), recorded in Instrument Number 2015096413, Public Records of Sarasota County, Florida.

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 863631

9. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 2018070339, Public Records of Sarasota County, Florida.
10. Agreement Relating to Additional Wastewater Capacity for West Villages recorded in Instrument Number 2018010761, Public Records of Sarasota County, Florida.
11. Restrictive Covenant recorded in Instrument Number 2018128694, Public Records of Sarasota County, Florida.
12. Irrigation Water Supply Agreement recorded in Instrument Number 2018159052, Public Records of Sarasota County, Florida.
13. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 28, 2019, under Instrument Number 2019117513, Public Records of Sarasota County, Florida.
14. Easement Agreement (Stormwater Drainage and Flowage) by and between Taylor Ranch, LTD., a Florida limited partnership, Taylor Ranch, Inc., a Florida corporation and Sarasota County Public Hospital Board, recorded in O.R. Book 3065, Page 606; together with Confirmation of Flowage Rights recorded in Instrument Number 2015141225, re-recorded in Instrument Number 2015143264, and Partial Release of Easement Documents recorded in Instrument Number 2018098598, Public Records of Sarasota County, Florida.
15. City of North Port, Florida/Fourth Quarter Properties XXXII, LLC Water and Wastewater System Interim Utilities Agreement recorded in Instrument Number 2005089520, Public Records of Sarasota County, Florida.
16. Ordinance No. 07-14 of the City of North Port (annexation) recorded in Instrument Number 2007085538, Public Records of Sarasota County, Florida.
17. City of North Port, Florida and Sarasota County Public Hospital Board Water and Wastewater System Standard Developer's Agreement recorded in Instrument Number 2007089003, Public Records of Sarasota County, Florida.
18. Pre-Annexation Agreement by and between the City of North Port, Florida and Sarasota County Public Hospital Board recorded in Instrument Number 2007089004, Public Records of Sarasota County, Florida.
19. Interlocal Agreement between the City of North Port, Florida, Sarasota County, Florida and the Sarasota County Public Hospital Board recorded in Instrument Number 2007089005, Public Records of Sarasota County, Florida.
20. Interlocal Agreement between the City of North Port, Florida, Sarasota County, Florida and the Sarasota County Public Hospital Board recorded in Instrument Number 2007104251, Public Records of Sarasota County, Florida.
21. Temporary Construction and Maintenance Easement Agreement by Main Street Ranchlands, LLLP, a Florida limited liability limited partnership and West Villages Improvement District recorded in Instrument Number 2018031435, Public Records of Sarasota County, Florida.
22. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 2018126427, Public Records of Sarasota County, Florida.
23. Lift Station Easement in favor of the City of North Port recorded in Instrument Number 2007158246, Public Records of Sarasota County, Florida.
24. Wastewater Force Main Easement in favor of the City of North Port recorded in Instrument Number 2007158250, Public Records of Sarasota County, Florida.

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 863631

25. Ingress/Egress Easement in favor of the City of North Port recorded in Instrument Number 2007158251, Public Records of Sarasota County, Florida.
26. Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not 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 by name in the property information report as the recipient(s) of the property information report.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WELLEN PARK DOWNTOWN PHASE 1

A COMMERCIAL SUBDIVISION IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY, FLORIDA

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MAIN STREET RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement." Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company or the District.

DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive easements to the District for stormwater drainage purposes over, under, and across each area depicted on this plat as a "Drainage Easement."

SIDEWALK EASEMENT – The Company does hereby grant a nonexclusive easement for ingress and egress to the District for the installation and maintenance of a sidewalk and related improvements within the area depicted on this plat as a "Sidewalk Easement."

ENTRY MONUMENT EASEMENTS – The Company does hereby grant nonexclusive easements to Wellen Park, LLLP for the installation and maintenance of monument signs and related improvements over, under, and across each area on this plat as a "Entry Monument Easement."

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 this county.

The Declaration of Covenants, Conditions, Easements, and Restrictions for Wellen Park Commercial Centers (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.

Tract 300 is a right of way and District property under the terms of the Declaration, the maintenance and use of which will be governed by the Declaration.

Tracts 7 and 11 are District Property under the terms of the Declaration, the maintenance and use of which will be governed by the Declaration for stormwater management ponds.

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 _____ of the Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2020.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

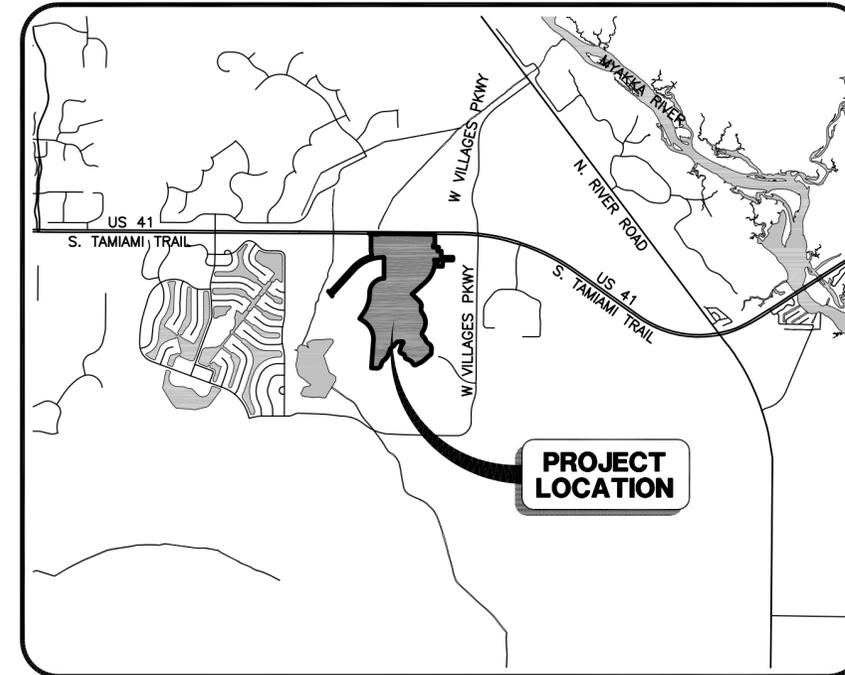
City Engineer
Registration No. _____ Date

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes and with the current subdivision ordinance of the City of North Port.

City Surveyor
Florida Certificate No. _____ Date



SITE MAP

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this _____ day of _____, A.D., 2020.

Mayor, North Port City Commission City Clerk, attest

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording this _____ day of _____, A.D., 2020.

City Attorney, City of North Port Date

CERTIFICATE OF SURVEYOR

I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, that the plat complies with all the survey requirements of Chapter 177, Part One, Florida Statutes and that the Permanent Reference Monuments (PRM's) have been installed. The Permanent Control Points, Lot Corners and Benchmarks will be installed and certified by an official affidavit.

Date: _____ By: _____
Stantec Consulting Services, Inc. L.B.#7866
Joseph R. Jasper P.S.M.
Florida Certificate #7168

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "WELLEN PARK DOWNTOWN PHASE 1," and does hereby grant, convey and dedicate to West Villages Improvement District, an independent special district created pursuant to Chapter 189, Florida Statutes (the "District"), Tracts 300, 7, and 11, as described and depicted on this plat.

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

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed in its name, this _____ day of _____ A.D., 2020.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this _____ day of _____, 2020, by _____, as _____ of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of MAIN STREET RANCHLANDS LLLP a Florida limited liability limited partnership, on behalf of the company and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (District) hereby accepts the fee simple absolute dedication of, and the perpetual maintenance obligation for, right-of-way Tract 300, inclusive, and the stormwater management Tracts 7 and 11, inclusive, as shown hereon and hereby accepts the Utility Easements, Drainage Easements, Sidewalk Easements as shown hereon, and hereby acknowledges said (District) has no maintenance obligation in, over, under or upon the lands encumbered by the Utility Easements, but has maintenance obligation in, over, under, or upon the lands encumbered by the Drainage Easements and Sidewalk Easement.

By: _____ Secretary By: _____ Chairman

WITNESS: _____ DATE: _____

WITNESS: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this _____ day of _____, 2020, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an independent special district created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has produced a _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

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



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

WELLEN PARK
DOWNTOWN PHASE 1
 A COMMERCIAL SUBDIVISION
 IN SECTION 32, TOWNSHIP 39 SOUTH,
 RANGE 20 EAST, CITY OF NORTH
 PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION WEST VILLAGES DOWNTOWN, PHASE 1 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 32, Township 39 South, Range 20 East, and Section 5, Township 40, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 32; thence N.89°41'04"W. along the north line of said Section 32, a distance of 1,562.00 feet; thence S.00°18'56"W., a distance of 132.59 feet to a point on the South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail (100 foot wide public right-of-way, Florida Department of Transportation Section 17010-2508) recorded in Road Plat Book 1, Page 1 and Order of Taking, Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida, also being the POINT OF BEGINNING; the following twelve (12) calls are along the West boundary line of West Villages Marketplace recorded in Plat Book 53, Page 140 of said Public Records: (1) thence S.00°00'00"E., a distance of 278.47 feet to the point of curvature of a curve to the right, having a radius of 26.89 feet and a central angle of 90°00'00"; (2) thence Southwesterly along the arc of said curve, a distance of 42.24 feet, to the point of tangency of said curve; (3) thence N.90°00'00"W., a distance of 19.42 feet; (4) thence S.00°00'31"W., a distance of 53.78 feet; (5) thence N.90°00'00"E., a distance of 414.06 feet; (6) thence S.00°00'00"E., a distance of 233.00 feet; (7) thence S.76°20'12"E., a distance of 5.84 feet; (8) thence S.00°00'00"E., a distance of 17.02 feet; (9) thence S.71°48'37"E., a distance of 28.69 feet; (10) thence S.89°45'17"E., a distance of 90.10 feet; (11) thence S.40°11'59"E., a distance of 22.46 feet; (12) thence S.00°39'33"W., a distance of 83.20 feet; thence N.90°00'00"W., a distance of 279.87 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,056.33 feet and a central angle of 09°32'14"; thence Southerly along the arc of said curve, a distance of 175.83 feet, said curve having a chord bearing and distance of S.04°50'26"W., 175.63 feet, to the end of said curve; thence N.90°00'00"W. along a line non-tangent to said curve, a distance of 152.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of 906.33 feet and a central angle of 09°37'04"; thence Northerly along the arc of said curve, a distance of 152.14 feet, said curve having a chord bearing and distance of N.06°24'36"E., 151.96 feet, to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°22'59"; thence Northeasterly along the arc of said curve, a distance of 39.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 2,040.33 feet and a central angle of 03°14'14"; thence Westerly along the arc of said curve, a distance of 115.28 feet, said curve having a chord bearing and distance of N.87°23'50"W., 115.27 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 25.00 feet and a central angle of 87°14'10"; thence Southeasterly along the arc of said curve, a distance of 38.06 feet, said curve having a chord bearing and distance of S.42°09'37"E., 34.49 feet, to the point of compound curvature of a curve to the right having a radius of 839.67 feet and a central angle of 46°18'45"; thence Southwesterly along the arc of said curve, a distance of 678.71 feet to the point of tangency of said curve; thence S.47°34'21"W., a distance of 497.11 feet; thence S.45°00'00"E., a distance of 299.62 feet to the point of curvature of a curve to the right having a radius of 169.00 feet and a central angle of 63°00'10"; thence Southerly along the arc of said curve, a distance of 185.83 feet to the point of reverse curvature of a curve to the left having a radius of 151.00 feet and a central angle of 56°33'31"; thence Southerly along the arc of said curve, a distance of 149.06 feet to the point of reverse curvature of a curve to the right having a radius of 438.00 feet and a central angle of 74°38'01"; thence Southerly along the arc of said curve, a distance of 570.54 feet to the point of reverse curvature of a curve to the left having a radius of 96.00 feet and a central angle of 90°04'15"; thence Southerly along the arc of said curve, a distance of 150.91 feet to the point of reverse curvature of a curve to the right having a radius of 154.00 feet and a central angle of 37°34'21"; thence Southeasterly along the arc of said curve, a distance of 100.99 feet to the point of reverse curvature of a curve to the left having a radius of 196.00 feet and a central angle of 29°08'24"; thence Southeasterly along the arc of said curve, a distance of 99.68 feet to the point of reverse curvature of a curve to the right having a radius of 59.00 feet and a central angle of 47°10'03"; thence Southerly along the arc of said curve, a distance of 48.57 feet to the point of reverse curvature of a curve to the left having a radius of 97.00 feet and a central angle of 53°18'51"; thence Southeasterly along the arc of said curve, a distance of 90.26 feet to the point of reverse curvature of a curve to the right having a radius of 68.00 feet and a central angle of 117°31'30"; thence Southerly along the arc of said curve, a distance of 139.48 feet to the point of tangency of said curve; thence S.65°48'08"W., a distance of 294.24 feet to the point of curvature of a curve to the left, having a radius of 82.00 feet and a central angle of 80°41'12"; thence Southwesterly along the arc of said curve, a distance of 115.48 feet, to the point of tangency of said curve; thence S.14°53'03"E., a distance of 103.89 feet to the point of curvature of a curve to the right having a radius of 44.00 feet and a central angle of 77°51'48"; thence Southwesterly along the arc of said curve, a distance of 59.79 feet to the point of tangency of said curve; thence S.62°58'44"W., a distance of 59.37 feet to the point of curvature of a curve to the right having a radius of 44.00 feet and a central angle of 81°09'10"; thence Westerly along the arc of said curve, a distance of 62.32 feet to the point of tangency of said curve; thence N.35°52'06"W., a distance of 109.04 feet to the point of curvature of a curve to the left having a radius of 60.00 feet and a central angle of 20°50'25"; thence Northwesterly along the arc of said curve, a distance of 21.82 feet to the point of compound curvature of a curve to the left having a radius of 411.12 feet and a central angle of 17°40'02"; thence Northwesterly along the arc of said curve, a distance of 126.77 feet to the point of reverse curvature of a curve to the right having a radius of 63.00 feet and a central angle of 59°56'56"; thence Northwesterly along the arc of said curve, a distance of 65.92 feet to the point of tangency of said curve; thence N.14°25'37"W., a distance of 69.37 feet to the point of curvature of a curve to the left having a radius of 43.00 feet and a central angle of 61°15'41"; thence

Northwesterly along the arc of said curve, a distance of 45.98 feet to the point of tangency of said curve; thence N.75°41'17"W., a distance of 55.56 feet to the point of curvature of a curve to the right having a radius of 65.00 feet and a central angle of 93°13'40"; thence Northwesterly along the arc of said curve, a distance of 105.76 feet to the point of tangency of said curve; thence N.17°32'23"E., a distance of 135.23 feet to the point of curvature of a curve to the right having a radius of 103.00 feet and a central angle of 33°52'18"; thence Northeasterly along the arc of said curve, a distance of 60.89 feet to the point of reverse curvature of a curve to the left having a radius of 60.32 feet and a central angle of 58°30'20"; thence Northerly along the arc of said curve, a distance of 61.60 feet to the point of compound curvature of a curve to the left having a radius of 17.00 feet and a central angle of 81°27'13"; thence Northwesterly along the arc of said curve, a distance of 24.17 feet to the point of tangency of said curve; thence N.88°32'51"W., a distance of 84.83 feet to the point of curvature of a curve to the left having a radius of 141.00 feet and a central angle of 44°44'16"; thence Westerly along the arc of said curve, a distance of 110.10 feet to the point of compound curvature of a curve to the left having a radius of 277.58 feet and a central angle of 18°08'56"; thence Southwesterly along the arc of said curve, a distance of 87.92 feet to the point of reverse curvature of a curve to the right having a radius of 53.00 feet and a central angle of 37°07'51"; thence Southwesterly along the arc of said curve, a distance of 34.35 feet to the point of reverse curvature of a curve to the left having a radius of 173.00 feet and a central angle of 46°28'00"; thence Southwesterly along the arc of said curve, a distance of 140.30 feet to the point of tangency of said curve; thence S.19°13'48"W., a distance of 129.67 feet to the point of curvature of a curve to the right having a radius of 370.00 feet and a central angle of 35°06'21"; thence Southwesterly along the arc of said curve, a distance of 226.70 feet to the point of reverse curvature of a curve to the left having a radius of 153.00 feet and a central angle of 39°20'29"; thence Southwesterly along the arc of said curve, a distance of 105.06 feet to the point of tangency of said curve; thence S.14°59'40"W., a distance of 43.90 feet to the point of curvature of a curve to the right having a radius of 123.00 feet and a central angle of 79°09'07"; thence Southwesterly along the arc of said curve, a distance of 169.92 feet to the point of tangency of said curve; thence N.85°51'13"W., a distance of 144.09 feet to the East line of future Preto Road (130' wide right-of-way); the following three (3) calls are along said East line: (1) thence N.04°08'47"E., a distance of 765.12 feet to the point of curvature of a curve to the left having a radius of 600.00 feet and a central angle of 60°32'51"; (2) thence Northwesterly along the arc of said curve, a distance of 634.05 feet to the point of tangency of said curve; (3) thence N.56°24'04"W., a distance of 189.76 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°59'56"; thence Easterly along the arc of said curve, a distance of 78.54 feet, said curve having a chord bearing and distance of N.78°35'54"E., 70.71 feet, to the point of tangency of said curve; thence N.33°35'56"E., a distance of 176.44 feet to the point of curvature of a curve to the left having a radius of 899.00 feet and a central angle of 34°50'44"; thence Northerly along the arc of said curve, a distance of 546.75 feet to the point of reverse curvature of a curve to the right having a radius of 419.00 feet and a central angle of 89°21'15"; thence Northeasterly along the arc of said curve, a distance of 653.44 feet to the end of said curve; thence N.00°00'00"E. along a line non-tangent to said curve, a distance of 582.61 feet; thence N.90°00'00"W., a distance of 42.13 feet to the point of curvature of a curve to the left having a radius of 1,059.67 feet and a central angle of 47°41'57"; thence Southwesterly along the arc of said curve, a distance of 882.18 feet to the point of tangency of said curve; thence S.42°18'03"W., a distance of 920.18 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 73°03'23"; thence Southerly along the arc of said curve, a distance of 63.75 feet to a point on the abovementioned East line of future Preto Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 760.00 feet and a central angle of 13°01'19"; thence Northwesterly along said East line and along the arc of said curve, a distance of 172.73 feet, said curve having a chord bearing and distance of N.37°16'00"W., 172.36 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 93°55'18"; thence Easterly along the arc of said curve, a distance of 81.96 feet, said curve having a chord bearing and distance of N.89°15'42"E., 73.09 feet, to the point of tangency of said curve; thence N.42°18'03"E., a distance of 886.92 feet to the point of curvature of a curve to the right having a radius of 1,140.33 feet and a central angle of 31°21'49"; thence Northeasterly along the arc of said curve, a distance of 624.21 feet to the point of reverse curvature of a curve to the left having a radius of 25.00 feet and a central angle of 87°07'51"; thence Northeasterly along the arc of said curve, a distance of 38.02 feet to the point of tangency of said curve; thence N.13°27'59"W., a distance of 3.94 feet to the point of curvature of a curve to the right having a radius of 733.33 feet and a central angle of 13°27'59"; thence Northerly along the arc of said curve, a distance of 172.36 feet to the point of tangency of said curve; thence N.00°00'00"E., a distance of 373.48 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 89°38'31"; thence Northwesterly along the arc of said curve, a distance of 78.23 feet to the end of said curve, also being a point on the abovementioned South right-of-way line of U.S. 41/S.R.45/South Tamiami Trail; the following eight (8) calls are along said South right-of-way line: (1) thence S.89°38'31"E., a distance of 61.94 feet; (2) thence S.80°33'06"E., a distance of 101.27 feet; (3) thence S.89°38'31"E., a distance of 74.92 feet; (4) thence N.81°09'51"E., a distance of 101.19 feet; (5) thence S.89°38'39"E., a distance of 338.63 feet; (6) thence S.89°38'31"E., a distance of 486.38 feet; (7) thence S.86°12'30"E., a distance of 100.18 feet; (8) thence S.89°38'31"E., a distance of 574.44 feet to the POINT OF BEGINNING.

Said tract contains 5,548,319 square feet or 127.3719 acres, more or less.



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
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WELLEN PARK DOWNTOWN PHASE 1

A COMMERCIAL SUBDIVISION
IN SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
- = 5/8" CAPPED IRON ROD SET (LB#7866)
- = FOUND CAPPED IRON ROD (AS NOTED)
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LB# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (R) = LINE RADIAL TO CURVE IN DIRECTION OF CENTRAL ANGLE
- D → = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BRG. (BEARING)
- L# = LINE # (SEE LINE TABLE)
- C# = CURVE # (SEE CURVE TABLE)
- ORB = OFFICIAL RECORD BOOK
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- aka = ALSO KNOWN AS
- (OA) = OVERALL
- U.E. = UTILITY EASEMENT
- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT

THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

NOTES:
BEARINGS SHOWN HEREON ARE ON GRID AND ARE BASED ON THE NORTH LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST HAVING A BEARING OF N89°41'04"W.

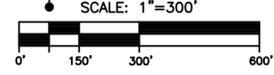
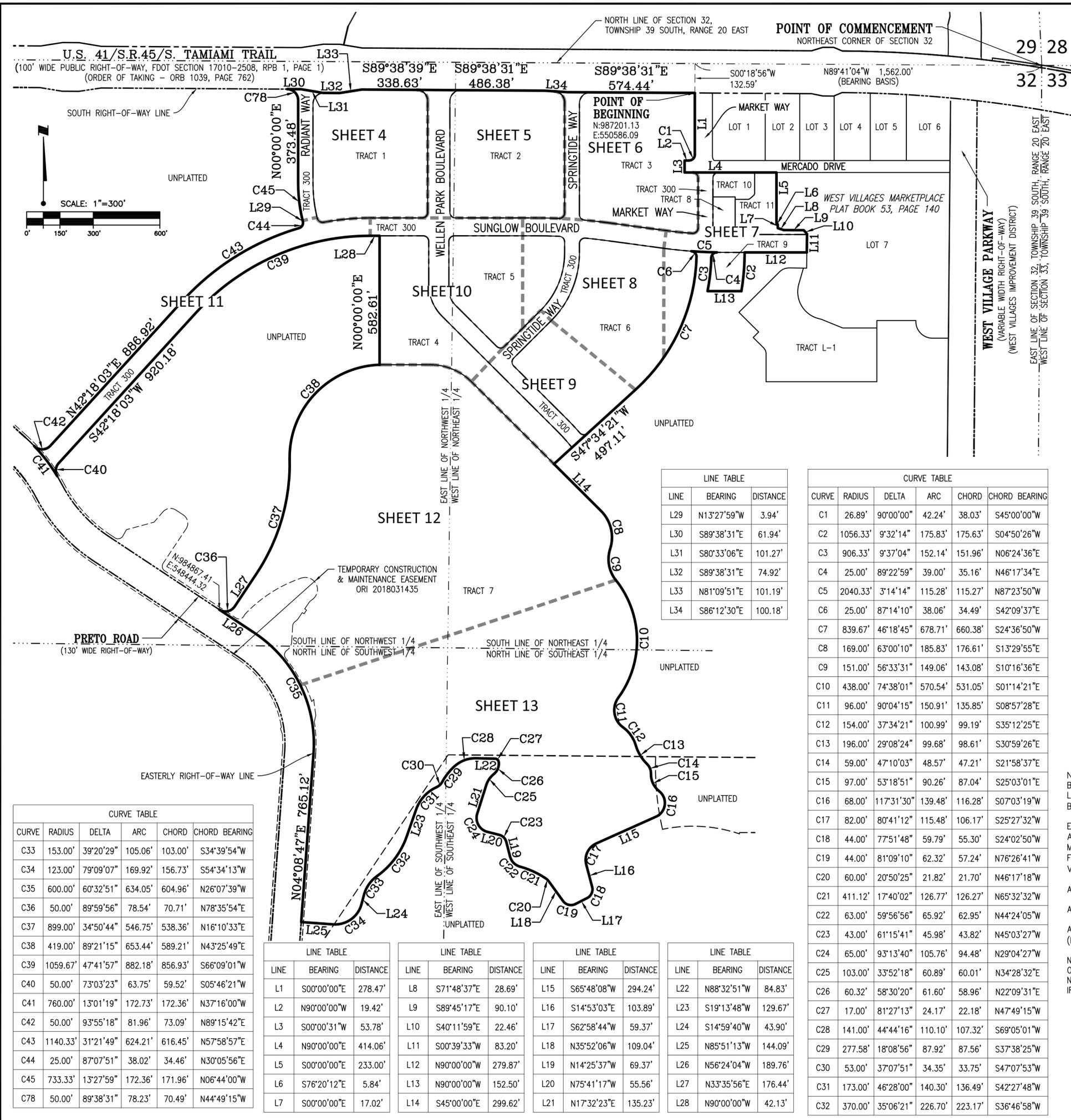
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON THE FEDERAL MONUMENT X-255 RESET 1975, PUBLISHED ELEVATION = 7.45 FEET (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDRETH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.



LINE	BEARING	DISTANCE
L29	N13°27'59"W	3.94'
L30	S89°38'31"E	61.94'
L31	S80°33'06"E	101.27'
L32	S89°38'31"E	74.92'
L33	N81°09'51"E	101.19'
L34	S86°12'30"E	100.18'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	26.89'	90°00'00"	42.24'	38.03'	S45°00'00"W
C2	1056.33'	9°32'14"	175.83'	175.63'	S04°50'26"W
C3	906.33'	9°37'04"	152.14'	151.96'	N06°24'36"E
C4	25.00'	89°22'59"	39.00'	35.16'	N46°17'34"E
C5	2040.33'	3°14'14"	115.28'	115.27'	N87°23'50"W
C6	25.00'	87°14'10"	38.06'	34.49'	S42°09'37"E
C7	839.67'	46°18'45"	678.71'	660.38'	S24°36'50"W
C8	169.00'	63°00'10"	185.83'	176.61'	S13°29'55"E
C9	151.00'	56°33'31"	149.06'	143.08'	S10°16'36"E
C10	438.00'	74°38'01"	570.54'	531.05'	S01°14'21"E
C11	96.00'	90°04'15"	150.91'	135.85'	S08°57'28"E
C12	154.00'	37°34'21"	100.99'	99.19'	S35°12'25"E
C13	196.00'	29°08'24"	99.68'	98.61'	S30°59'26"E
C14	59.00'	47°10'03"	48.57'	47.21'	S21°58'37"E
C15	97.00'	53°18'51"	90.26'	87.04'	S25°03'01"E
C16	68.00'	117°31'30"	139.48'	116.28'	S07°03'19"W
C17	82.00'	80°41'12"	115.48'	106.17'	S25°27'32"W
C18	44.00'	77°51'48"	59.79'	55.30'	S24°02'50"W
C19	44.00'	81°09'10"	62.32'	57.24'	N76°26'41"W
C20	60.00'	20°50'25"	21.82'	21.70'	N46°17'18"W
C21	411.12'	17°40'02"	126.77'	126.27'	N65°32'32"W
C22	63.00'	59°56'56"	65.92'	62.95'	N44°24'05"W
C23	43.00'	61°15'41"	45.98'	43.82'	N45°03'27"W
C24	65.00'	93°13'40"	105.76'	94.48'	N29°04'27"W
C25	103.00'	33°52'18"	60.89'	60.01'	N34°28'32"E
C26	60.32'	58°30'20"	61.60'	58.96'	N22°09'31"E
C27	17.00'	81°27'13"	24.17'	22.18'	N47°49'15"W
C28	141.00'	44°44'16"	110.10'	107.32'	S69°05'01"W
C29	277.58'	18°08'56"	87.92'	87.56'	S37°38'25"W
C30	53.00'	37°07'51"	34.35'	33.75'	S47°07'53"W
C31	173.00'	46°28'00"	140.30'	136.49'	S42°27'48"W
C32	370.00'	35°06'21"	226.70'	223.17'	S36°46'58"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C33	153.00'	39°20'29"	105.06'	103.00'	S34°39'54"W
C34	123.00'	79°09'07"	169.92'	156.73'	S54°34'13"W
C35	600.00'	60°32'51"	634.05'	604.96'	N26°07'39"W
C36	50.00'	89°59'56"	78.54'	70.71'	N78°35'54"E
C37	899.00'	34°50'44"	546.75'	538.36'	N16°10'33"E
C38	419.00'	89°21'15"	653.44'	589.21'	N43°25'49"E
C39	1059.67'	47°41'57"	882.18'	856.93'	S66°09'01"W
C40	50.00'	73°03'23"	63.75'	59.52'	S05°46'21"W
C41	760.00'	13°01'19"	172.73'	172.36'	N37°16'00"W
C42	50.00'	93°55'18"	81.96'	73.09'	N89°15'42"E
C43	1140.33'	31°21'49"	624.21'	616.45'	N57°58'57"E
C44	25.00'	87°07'51"	38.02'	34.46'	N30°05'56"E
C45	733.33'	13°27'59"	172.36'	171.96'	N06°44'00"W
C78	50.00'	89°38'31"	78.23'	70.49'	N44°49'15"W

LINE	BEARING	DISTANCE
L1	S00°00'00"E	278.47'
L2	N90°00'00"W	19.42'
L3	S00°00'31"W	53.78'
L4	N90°00'00"E	414.06'
L5	S00°00'00"E	233.00'
L6	S76°20'12"E	5.84'
L7	S00°00'00"E	17.02'

LINE	BEARING	DISTANCE
L8	S71°48'37"E	28.69'
L9	S89°45'17"E	90.10'
L10	S40°11'59"E	22.46'
L11	S00°39'33"W	83.20'
L12	N90°00'00"W	279.87'
L13	N90°00'00"W	152.50'
L14	S45°00'00"E	299.62'

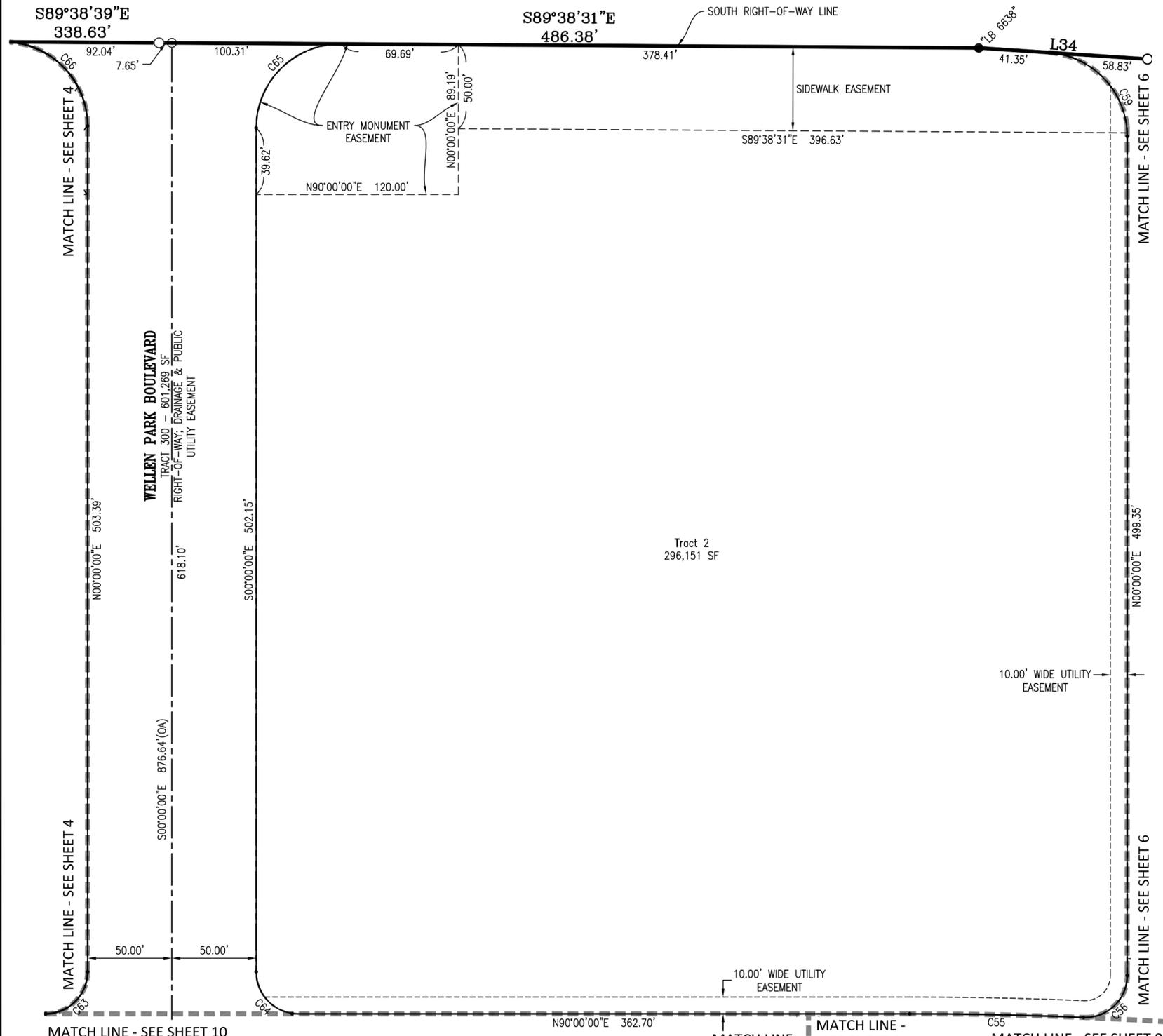
LINE	BEARING	DISTANCE
L15	S65°48'08"W	294.24'
L16	S14°53'03"E	103.89'
L17	S62°58'44"W	59.37'
L18	N35°52'06"W	109.04'
L19	N14°25'37"W	69.37'
L20	N75°41'17"W	55.56'
L21	N17°32'23"E	135.23'

LINE	BEARING	DISTANCE
L22	N88°32'51"W	84.83'
L23	S19°13'48"W	129.67'
L24	S14°59'40"W	43.90'
L25	N85°51'13"W	144.09'
L26	N56°24'04"W	189.76'
L27	N33°35'56"E	176.44'
L28	N90°00'00"W	42.13'

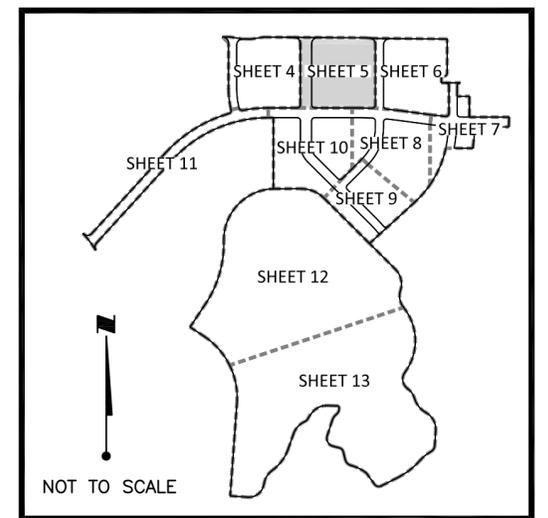
WELLEN PARK DOWNTOWN PHASE 1

A COMMERCIAL SUBDIVISION
IN SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

U.S. 41/S.R.45/S. TAMIAMI TRAIL
(100' WIDE PUBLIC RIGHT-OF-WAY, FDOT SECTION 17010-2508, RPB 1, PAGE 1)
(ORDER OF TAKING - ORB 1039, PAGE 762)

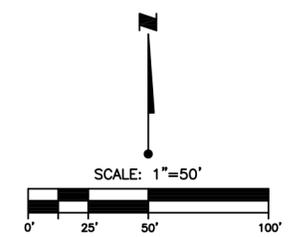


- LEGEND:
- ∠ = ANGLE POINT
 - ⊕ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - = FOUND CAPPED IRON ROD (AS NOTED)
 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
 - NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB# = LICENSED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) = LINE RADIAL TO CURVE IN DIRECTION OF
 - D = CENTRAL ANGLE
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 - LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C55	2440.33'	2°25'01"	102.95'	102.94'	S88°47'29"E
C56	25.00'	92°25'01"	40.32'	36.09'	N46°12'31"E
C59	50.00'	86°12'30"	75.23'	68.33'	N43°06'15"W
C63	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"E
C64	25.00'	90°00'00"	39.27'	35.36'	S45°00'00"E
C65	50.00'	90°21'29"	78.85'	70.93'	S45°10'45"W
C66	50.00'	89°38'39"	78.23'	70.49'	N44°49'20"W

LINE TABLE		
LINE	BEARING	DISTANCE
L34	S86°12'30"E	100.18'

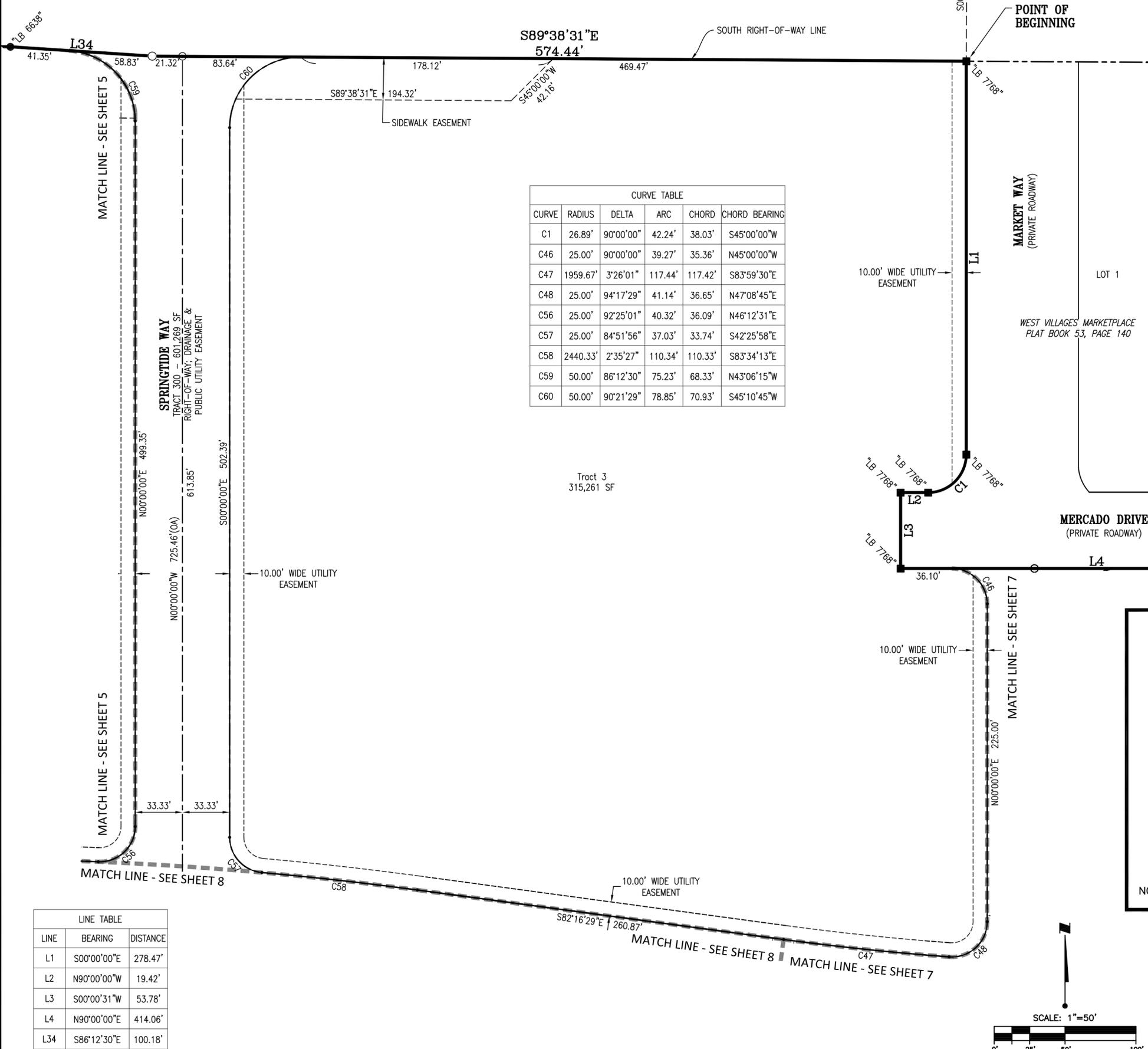


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WELLEN PARK DOWNTOWN PHASE 1

A COMMERCIAL SUBDIVISION
IN SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

U.S. 41/S.R.45/S. TAMIAMI TRAIL
(100' WIDE PUBLIC RIGHT-OF-WAY, FDOT SECTION 17010-2508, RPB 1, PAGE 1)
(ORDER OF TAKING - ORB 1039, PAGE 762)



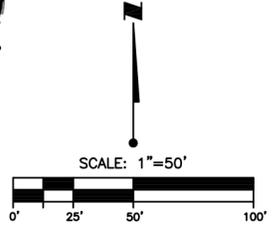
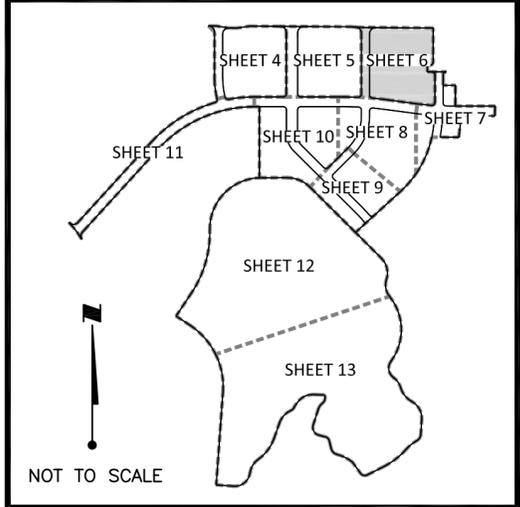
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- LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	26.89'	90°00'00"	42.24'	38.03'	S45°00'00"W
C46	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"W
C47	1959.67'	3°26'01"	117.44'	117.42'	S83°59'30"E
C48	25.00'	94°17'29"	41.14'	36.65'	N47°08'45"E
C56	25.00'	92°25'01"	40.32'	36.09'	N46°12'31"E
C57	25.00'	84°51'56"	37.03'	33.74'	S42°25'58"E
C58	2440.33'	2°35'27"	110.34'	110.33'	S83°34'13"E
C59	50.00'	86°12'30"	75.23'	68.33'	N43°06'15"W
C60	50.00'	90°21'29"	78.85'	70.93'	S45°10'45"W

Tract 3
315,261 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'00"E	278.47'
L2	N90°00'00"W	19.42'
L3	S00°00'31"W	53.78'
L4	N90°00'00"E	414.06'
L34	S86°12'30"E	100.18'



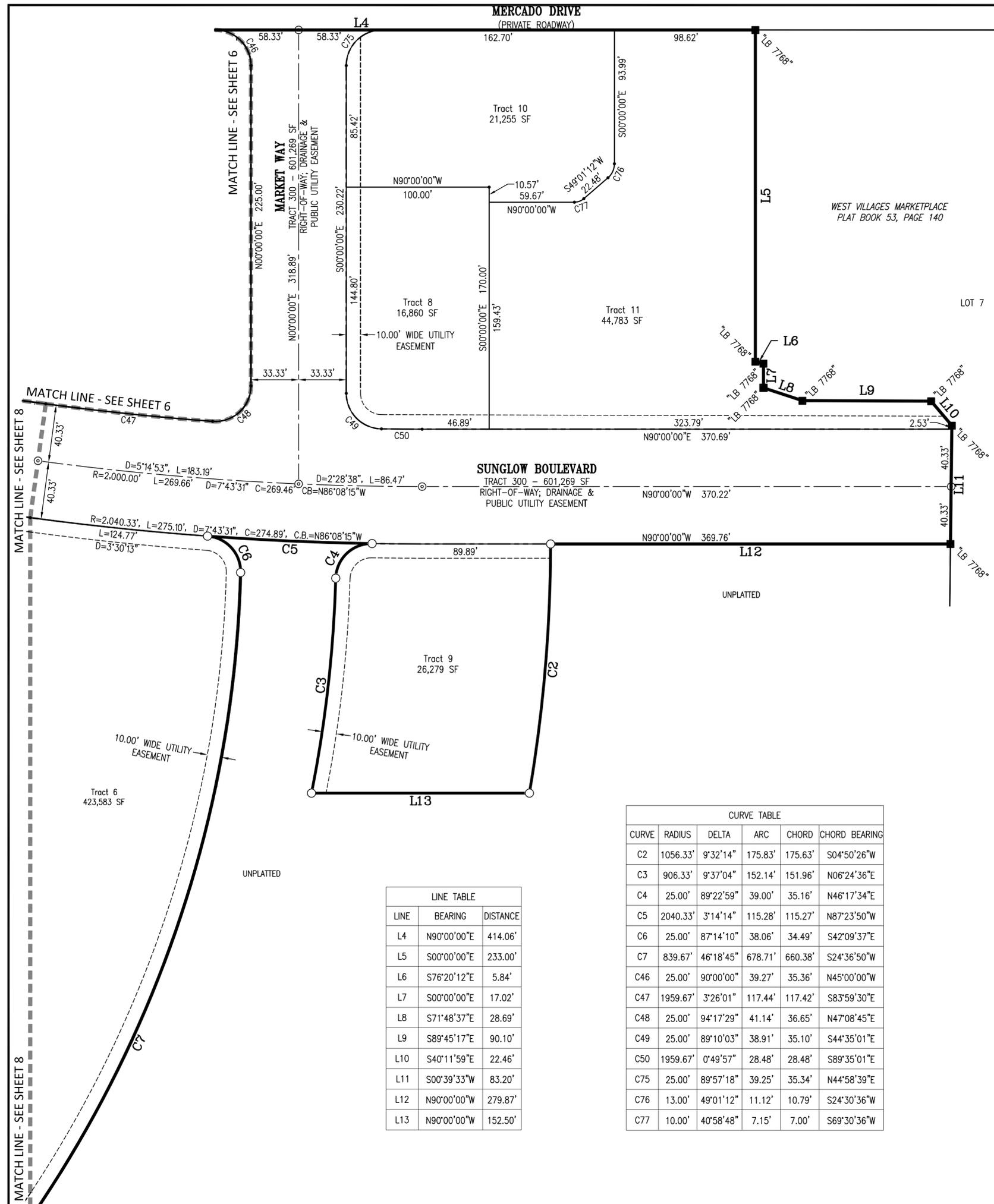
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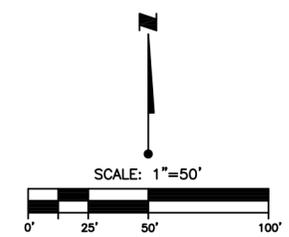
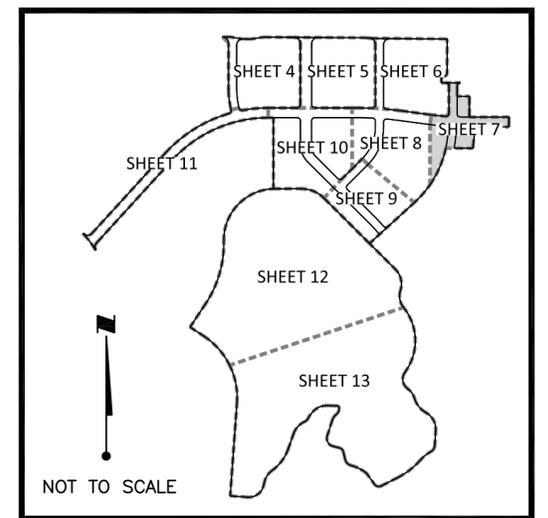
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LINE TABLE		
LINE	BEARING	DISTANCE
L4	N90°00'00"E	414.06'
L5	S00°00'00"E	233.00'
L6	S76°20'12"E	5.84'
L7	S00°00'00"E	17.02'
L8	S71°48'37"E	28.69'
L9	S89°45'17"E	90.10'
L10	S40°11'59"E	22.46'
L11	S00°39'33"W	83.20'
L12	N90°00'00"W	279.87'
L13	N90°00'00"W	152.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	1056.33'	9°32'14"	175.83'	175.63'	S04°50'26"W
C3	906.33'	9°37'04"	152.14'	151.96'	N06°24'36"E
C4	25.00'	89°22'59"	39.00'	35.16'	N46°17'34"E
C5	2040.33'	3°14'14"	115.28'	115.27'	N87°23'50"W
C6	25.00'	87°14'10"	38.06'	34.49'	S42°09'37"E
C7	839.67'	46°18'45"	678.71'	660.38'	S24°36'50"W
C46	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"W
C47	1959.67'	3°26'01"	117.44'	117.42'	S83°59'30"E
C48	25.00'	94°17'29"	41.14'	36.65'	N47°08'45"E
C49	25.00'	89°10'03"	38.91'	35.10'	S44°35'01"E
C50	1959.67'	0°49'57"	28.48'	28.48'	S89°35'01"E
C75	25.00'	89°57'18"	39.25'	35.34'	N44°58'39"E
C76	13.00'	49°01'12"	11.12'	10.79'	S24°30'36"W
C77	10.00'	40°58'48"	7.15'	7.00'	S69°30'36"W



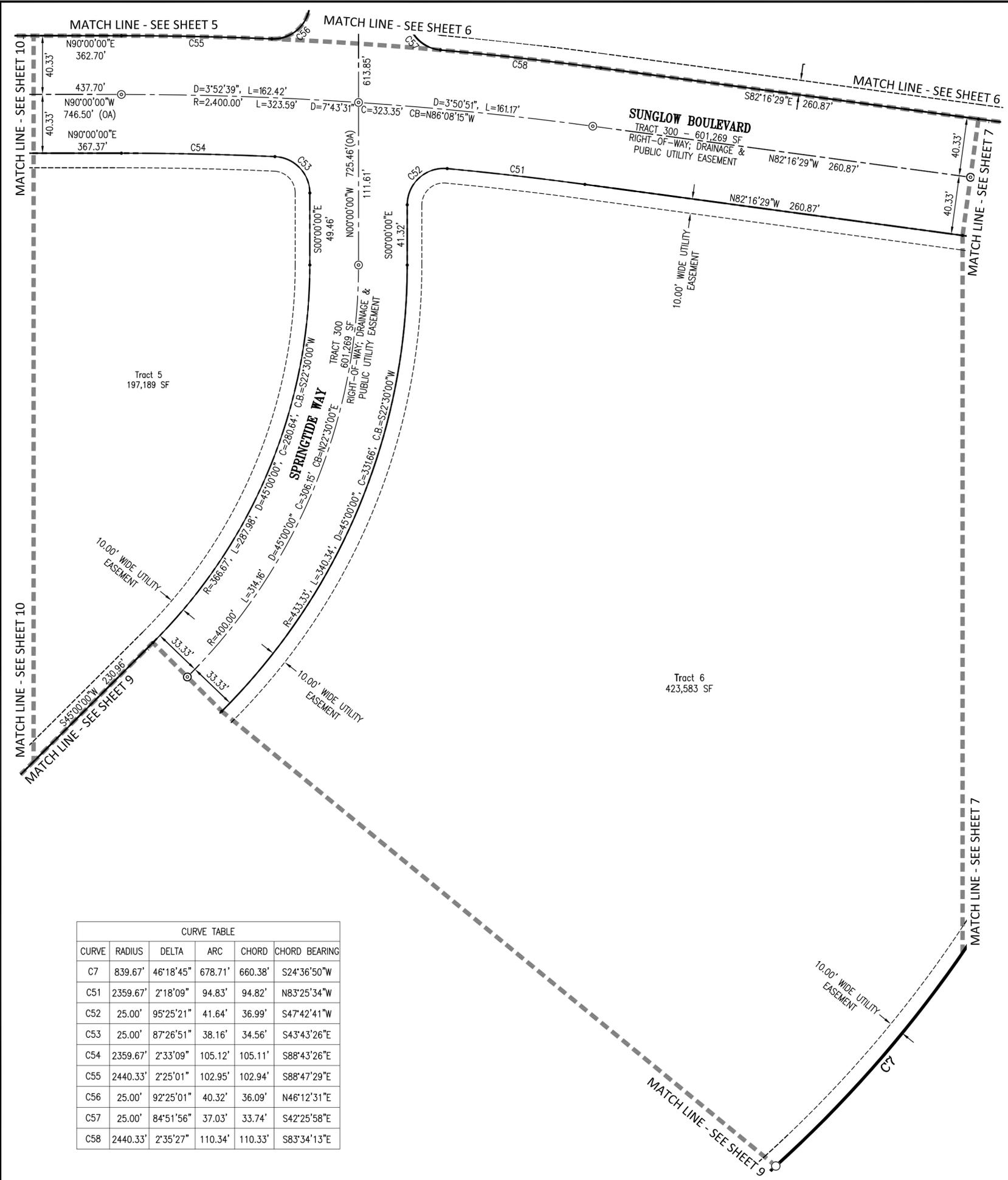
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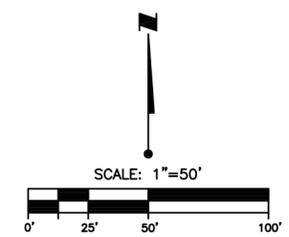
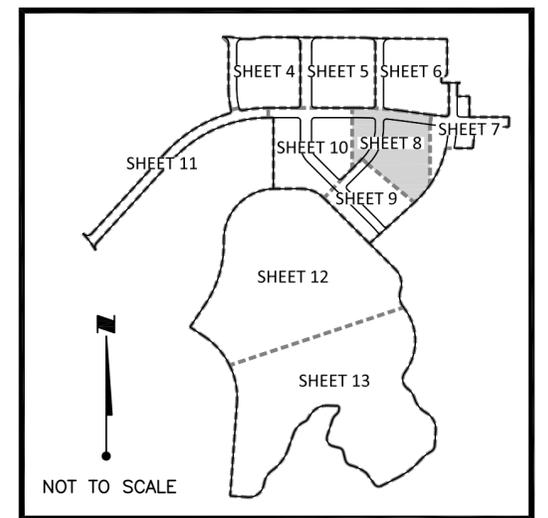
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C7	839.67'	46°18'45"	678.71'	660.38'	S24°36'50"W
C51	2359.67'	2°18'09"	94.83'	94.82'	N83°25'34"W
C52	25.00'	95°25'21"	41.64'	36.99'	S47°42'41"W
C53	25.00'	87°26'51"	38.16'	34.56'	S43°43'26"E
C54	2359.67'	2°33'09"	105.12'	105.11'	S88°43'26"E
C55	2440.33'	2°25'01"	102.95'	102.94'	S88°47'29"E
C56	25.00'	92°25'01"	40.32'	36.09'	N46°12'31"E
C57	25.00'	84°51'56"	37.03'	33.74'	S42°25'58"E
C58	2440.33'	2°35'27"	110.34'	110.33'	S83°34'13"E



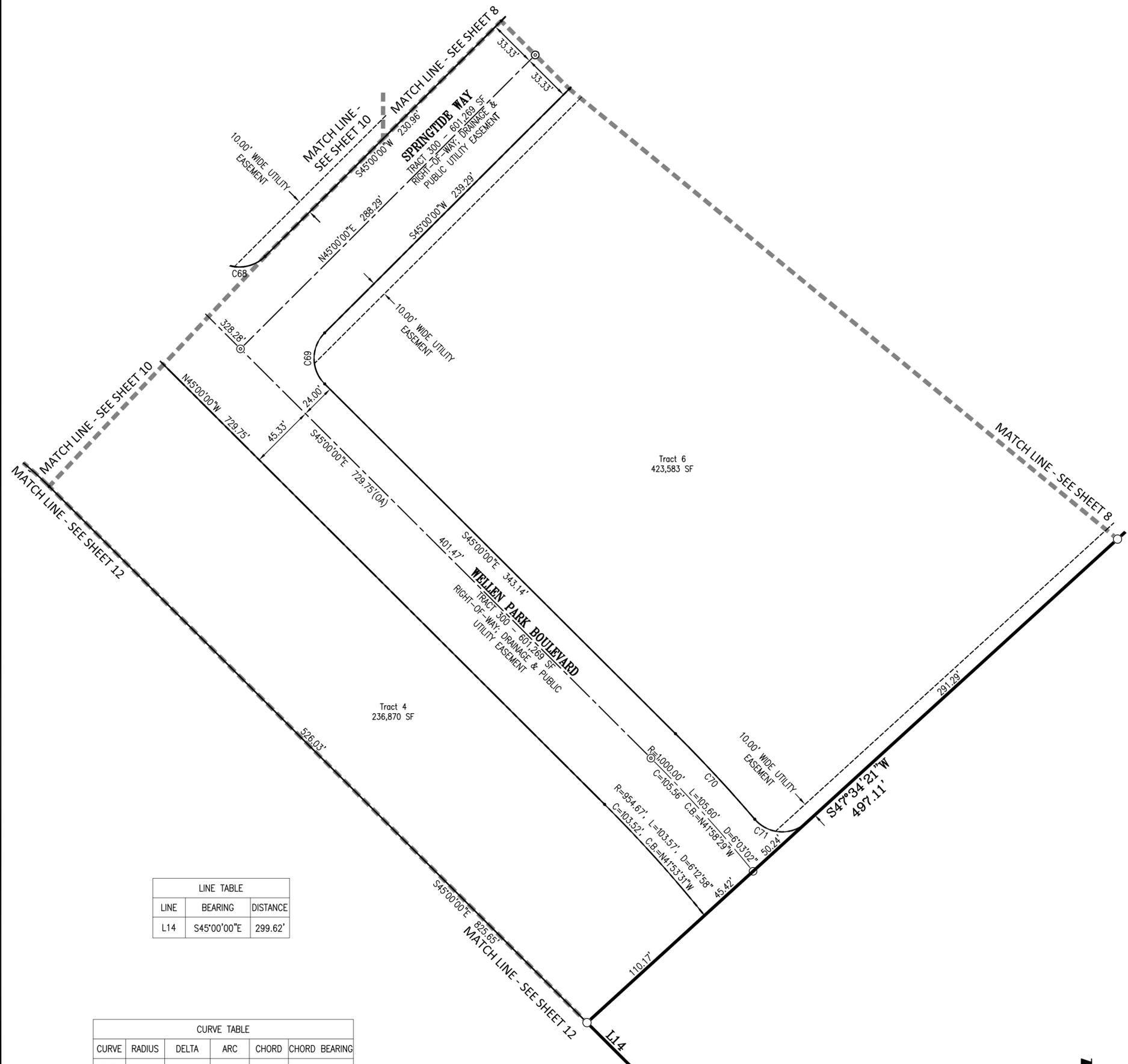
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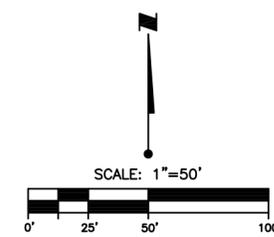
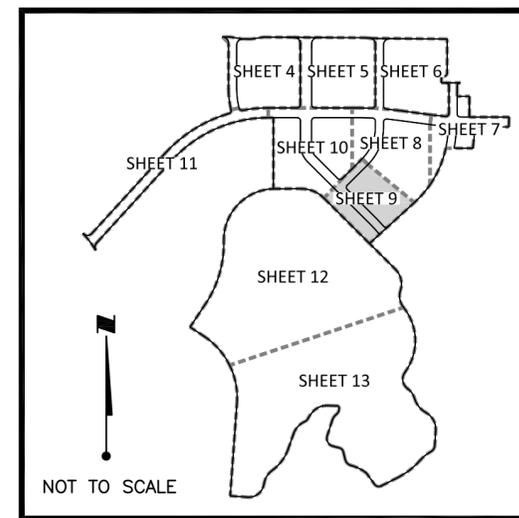
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LINE TABLE		
LINE	BEARING	DISTANCE
L14	S45°00'00"E	299.62'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C68	25.00'	90°00'00"	39.27'	35.36'	N90°00'00"W
C69	25.00'	90°00'00"	39.27'	35.36'	S00°00'00"E
C70	1024.00'	4°31'16"	80.80'	80.78'	S42°44'22"E
C71	25.00'	91°56'55"	40.12'	35.95'	S86°27'12"E



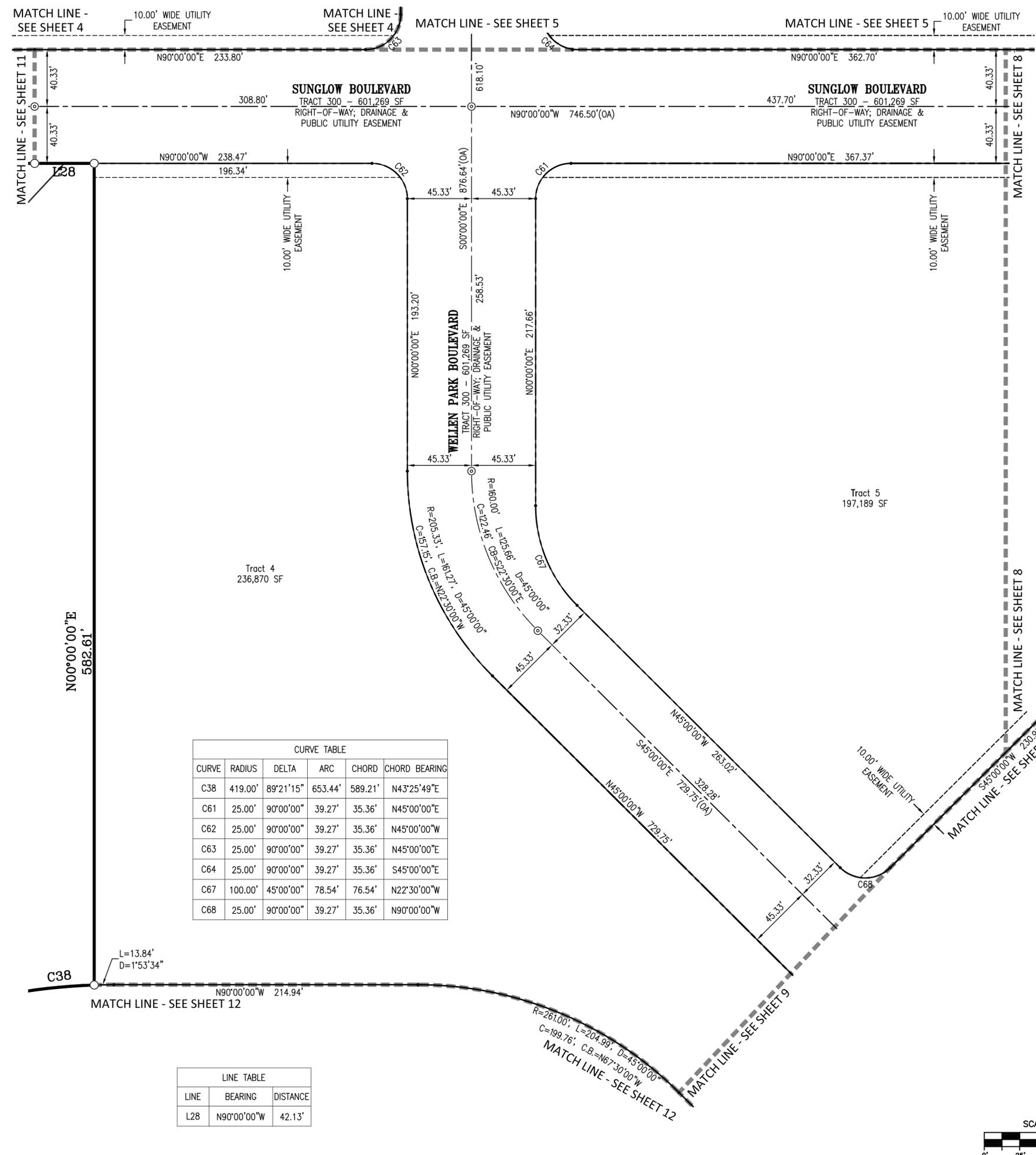
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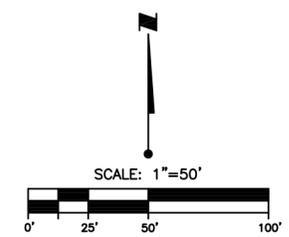
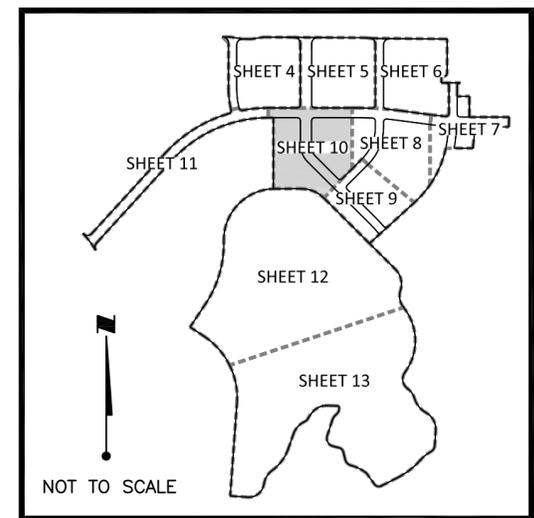
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C38	419.00'	89°21'15"	653.44'	589.21'	N43°25'49"E
C61	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"E
C62	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"W
C63	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"E
C64	25.00'	90°00'00"	39.27'	35.36'	S45°00'00"E
C67	100.00'	45°00'00"	78.54'	76.54'	N22°30'00"W
C68	25.00'	90°00'00"	39.27'	35.36'	N90°00'00"W

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N90°00'00"W	42.13'

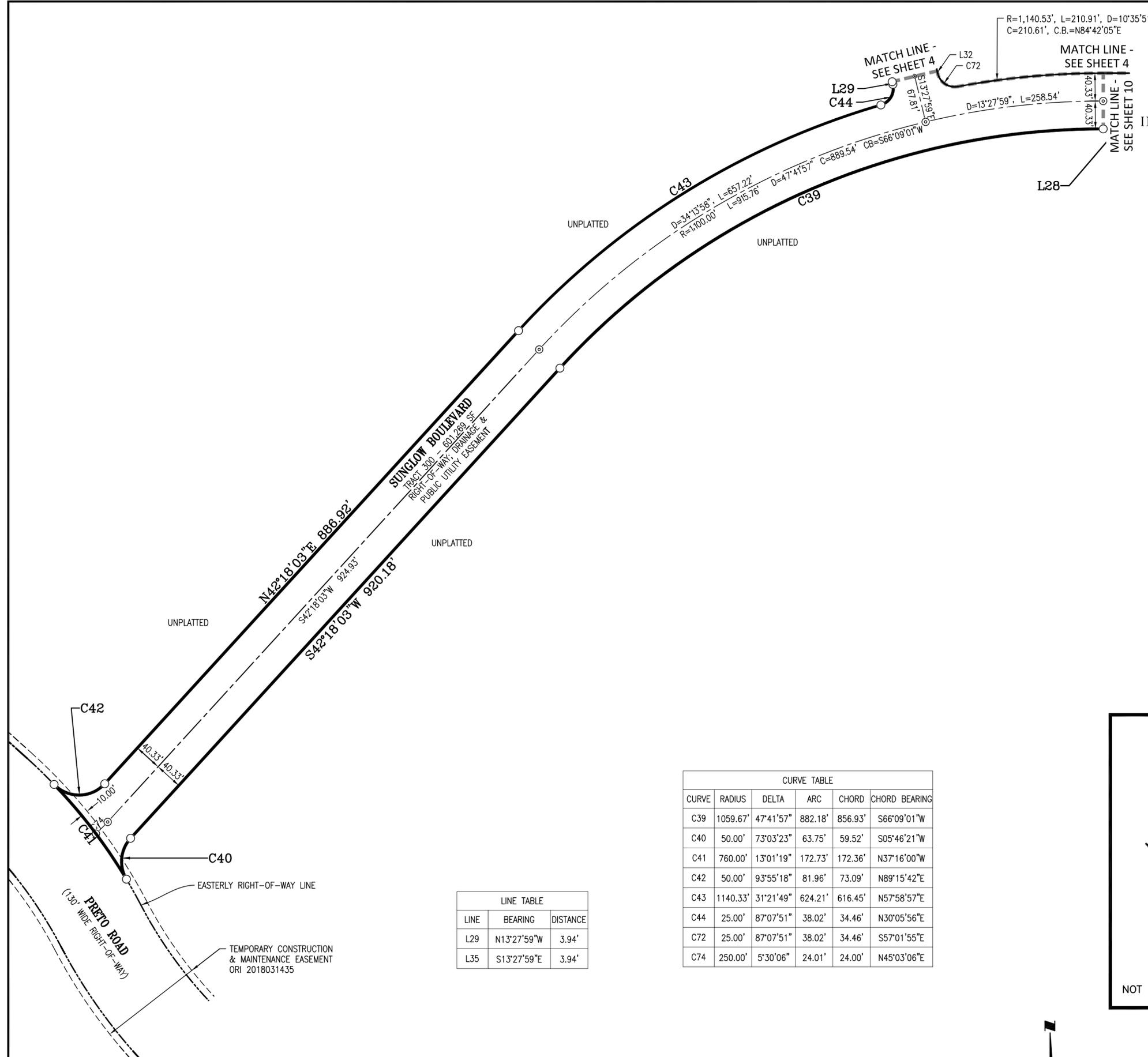


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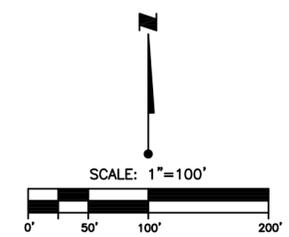
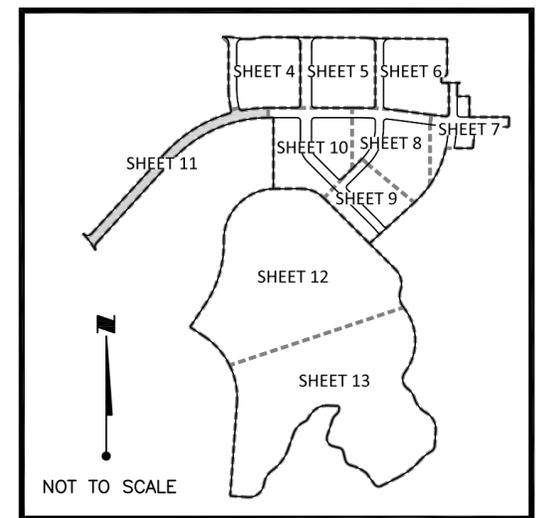


LINE TABLE

LINE	BEARING	DISTANCE
L29	N13°27'59"W	3.94'
L35	S13°27'59"E	3.94'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C39	1059.67'	47°41'57"	882.18'	856.93'	S66°09'01"W
C40	50.00'	73°03'23"	63.75'	59.52'	S05°46'21"W
C41	760.00'	13°01'19"	172.73'	172.36'	N37°16'00"W
C42	50.00'	93°55'18"	81.96'	73.09'	N89°15'42"E
C43	1140.33'	31°21'49"	624.21'	616.45'	N57°58'57"E
C44	25.00'	87°07'51"	38.02'	34.46'	N30°05'56"E
C72	25.00'	87°07'51"	38.02'	34.46'	S57°01'55"E
C74	250.00'	5°30'06"	24.01'	24.00'	N45°03'06"E



WELLEN PARK DOWNTOWN PHASE 1

A COMMERCIAL SUBDIVISION
IN SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

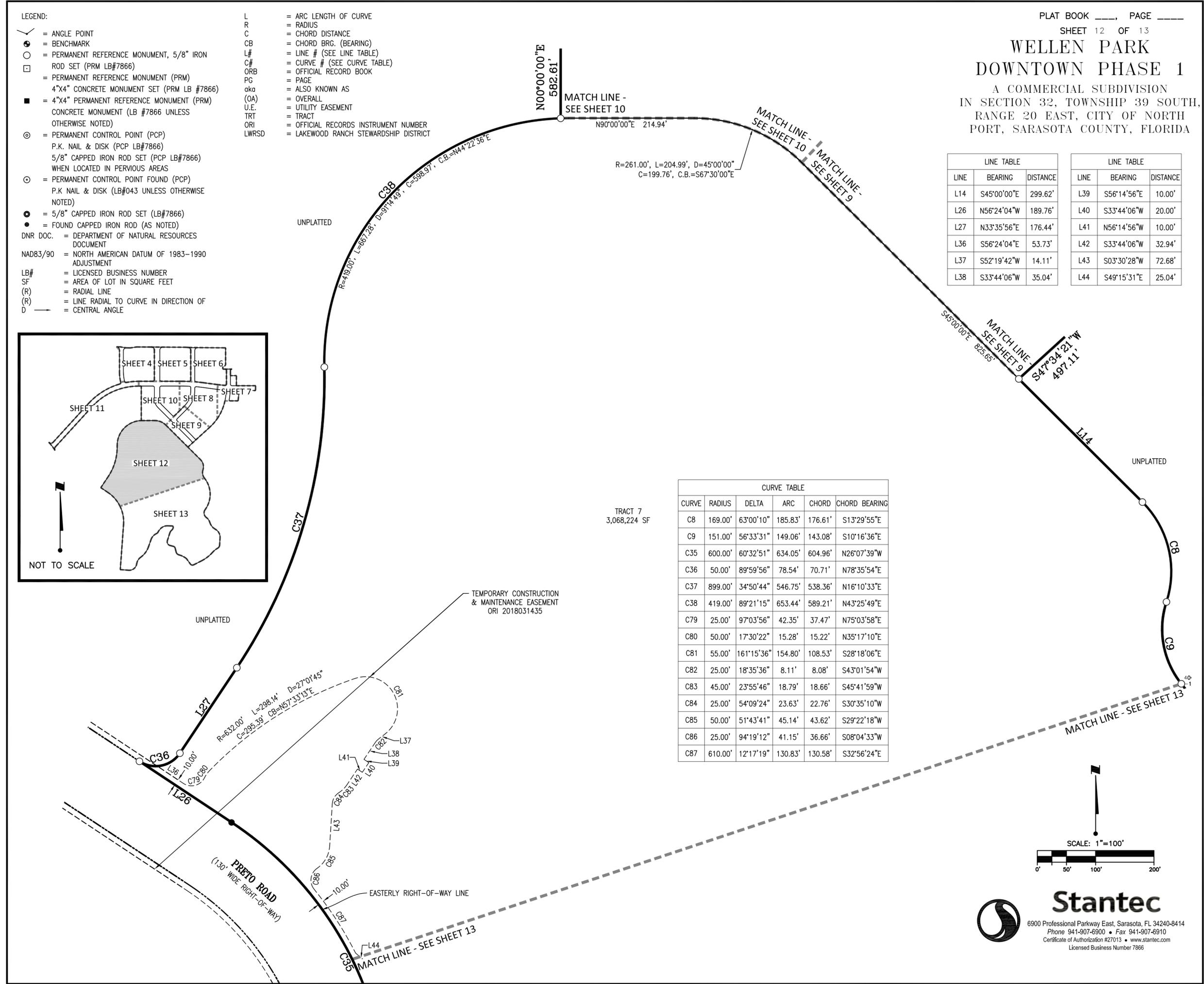
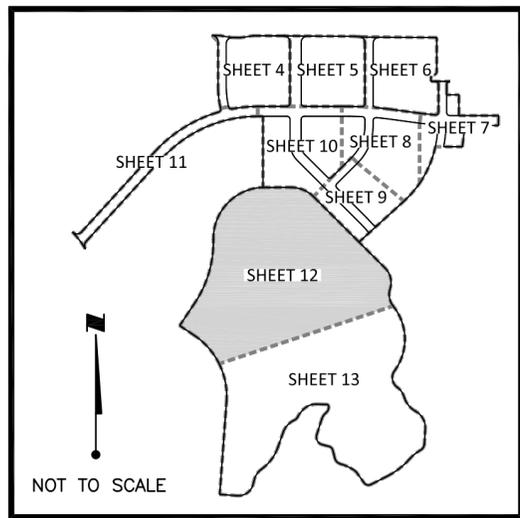
- ∠ = ANGLE POINT
- ⊙ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM)
- = 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
- = 5/8" CAPPED IRON ROD SET (LB#7866)
- = FOUND CAPPED IRON ROD (AS NOTED)
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LB# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (R) = LINE RADIAL TO CURVE IN DIRECTION OF
- D → = CENTRAL ANGLE

- L = ARC LENGTH OF CURVE
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BRG. (BEARING)
- L# = LINE # (SEE LINE TABLE)
- C# = CURVE # (SEE CURVE TABLE)
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- aka = ALSO KNOWN AS
- (OA) = OVERALL
- U.E. = UTILITY EASEMENT
- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- LWRS D = LAKEWOOD RANCH STEWARDSHIP DISTRICT

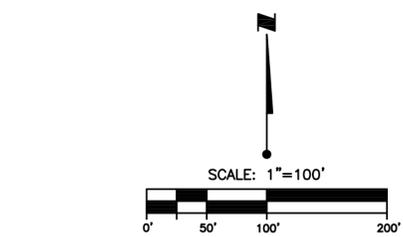
LINE TABLE		
LINE	BEARING	DISTANCE
L14	S45°00'00"E	299.62'
L26	N56°24'04"W	189.76'
L27	N33°35'56"E	176.44'
L36	S56°24'04"E	53.73'
L37	S52°19'42"W	14.11'
L38	S33°44'06"W	35.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S56°14'56"E	10.00'
L40	S33°44'06"W	20.00'
L41	N56°14'56"W	10.00'
L42	S33°44'06"W	32.94'
L43	S03°30'28"W	72.68'
L44	S49°15'31"E	25.04'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	169.00'	63°00'10"	185.83'	176.61'	S13°29'55"E
C9	151.00'	56°33'31"	149.06'	143.08'	S10°16'36"E
C35	600.00'	60°32'51"	634.05'	604.96'	N26°07'39"W
C36	50.00'	89°59'56"	78.54'	70.71'	N78°35'54"E
C37	899.00'	34°50'44"	546.75'	538.36'	N16°10'33"E
C38	419.00'	89°21'15"	653.44'	589.21'	N43°25'49"E
C79	25.00'	97°03'56"	42.35'	37.47'	N75°03'58"E
C80	50.00'	17°30'22"	15.28'	15.22'	N35°17'10"E
C81	55.00'	161°15'36"	154.80'	108.53'	S28°18'06"E
C82	25.00'	18°35'36"	8.11'	8.08'	S43°01'54"W
C83	45.00'	23°55'46"	18.79'	18.66'	S45°41'59"W
C84	25.00'	54°09'24"	23.63'	22.76'	S30°35'10"W
C85	50.00'	51°43'41"	45.14'	43.62'	S29°22'18"W
C86	25.00'	94°19'12"	41.15'	36.66'	S08°04'33"W
C87	610.00'	12°17'19"	130.83'	130.58'	S32°56'24"E



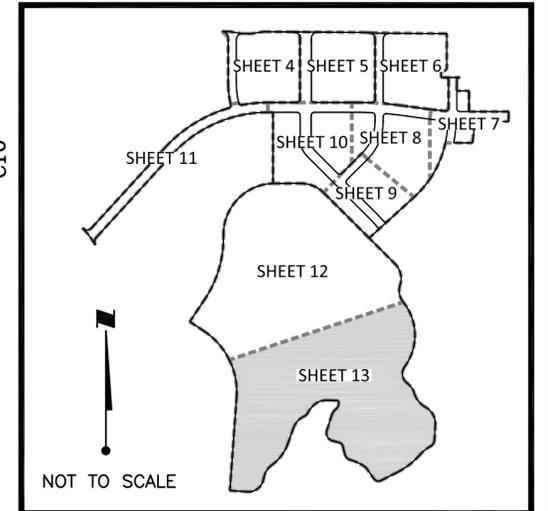
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WELLEN PARK DOWNTOWN PHASE 1

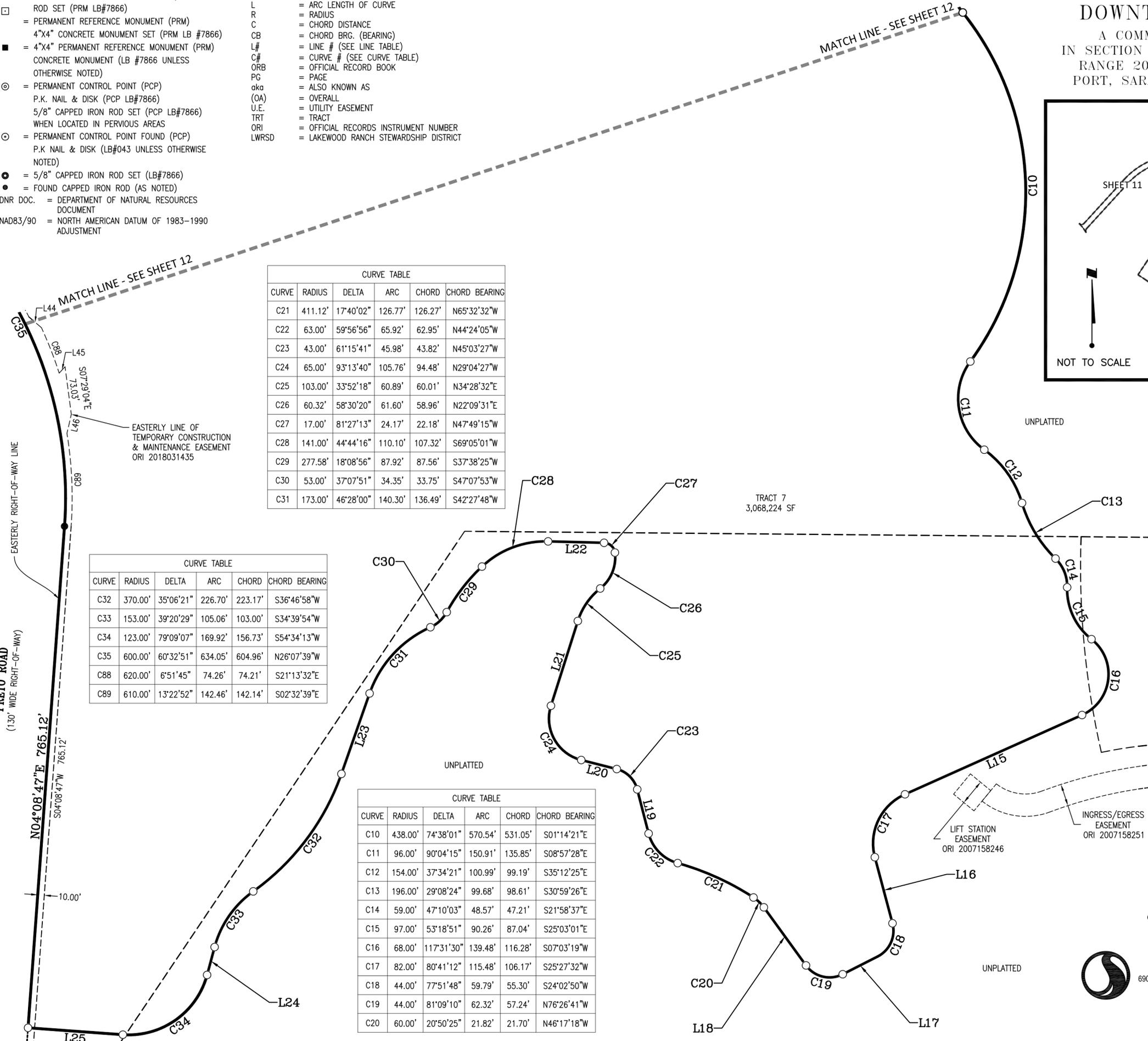
A COMMERCIAL SUBDIVISION
IN SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA



LEGEND:

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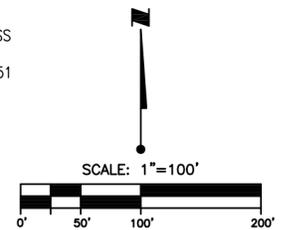


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	411.12'	17°40'02"	126.77'	126.27'	N65°32'32"W
C22	63.00'	59°56'56"	65.92'	62.95'	N44°24'05"W
C23	43.00'	61°15'41"	45.98'	43.82'	N45°03'27"W
C24	65.00'	93°13'40"	105.76'	94.48'	N29°04'27"W
C25	103.00'	33°52'18"	60.89'	60.01'	N34°28'32"E
C26	60.32'	58°30'20"	61.60'	58.96'	N22°09'31"E
C27	17.00'	81°27'13"	24.17'	22.18'	N47°49'15"W
C28	141.00'	44°44'16"	110.10'	107.32'	S69°05'01"W
C29	277.58'	18°08'56"	87.92'	87.56'	S37°38'25"W
C30	53.00'	37°07'51"	34.35'	33.75'	S47°07'53"W
C31	173.00'	46°28'00"	140.30'	136.49'	S42°27'48"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C32	370.00'	35°06'21"	226.70'	223.17'	S36°46'58"W
C33	153.00'	39°20'29"	105.06'	103.00'	S34°39'54"W
C34	123.00'	79°09'07"	169.92'	156.73'	S54°34'13"W
C35	600.00'	60°32'51"	634.05'	604.96'	N26°07'39"W
C88	620.00'	6°51'45"	74.26'	74.21'	S21°13'32"E
C89	610.00'	13°22'52"	142.46'	142.14'	S02°32'39"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	438.00'	74°38'01"	570.54'	531.05'	S01°14'21"E
C11	96.00'	90°04'15"	150.91'	135.85'	S08°57'28"E
C12	154.00'	37°34'21"	100.99'	99.19'	S35°12'25"E
C13	196.00'	29°08'24"	99.68'	98.61'	S30°59'26"E
C14	59.00'	47°10'03"	48.57'	47.21'	S21°58'37"E
C15	97.00'	53°18'51"	90.26'	87.04'	S25°03'01"E
C16	68.00'	117°31'30"	139.48'	116.28'	S07°03'19"W
C17	82.00'	80°41'12"	115.48'	106.17'	S25°27'32"W
C18	44.00'	77°51'48"	59.79'	55.30'	S24°02'50"W
C19	44.00'	81°09'10"	62.32'	57.24'	N76°26'41"W
C20	60.00'	20°50'25"	21.82'	21.70'	N46°17'18"W

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S65°48'08"W	294.24'
L16	S14°53'03"E	103.89'
L17	S62°58'44"W	59.37'
L18	N35°52'06"W	109.04'
L19	N14°25'37"W	69.37'
L20	N75°41'17"W	55.56'
L21	N17°32'23"E	135.23'
L22	N88°32'51"W	84.83'
L23	S19°13'48"W	129.67'
L24	S14°59'40"W	43.90'
L25	N85°51'13"W	144.09'
L44	S49°15'31"E	25.04'
L45	N41°59'00"E	13.24'
L46	S12°50'17"W	29.76'



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RE: PLF-20-100, WELLEN PARK DOWNTOWN - PHASE 1 - RESUBMITTAL

Exhibit E

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Tue 7/7/2020 4:28 PM

Phish Alert

+ Get more add-ins

From: Alan Fish <alanvbfa@gmail.com>
Sent: Tuesday, July 7, 2020 4:25 PM
To: Michelle Holt <mholt@cityofnorthport.com>
Subject: RE: PLF-20-100, WELLEN PARK DOWNTOWN - PHASE 1 - RESUBMITTAL

Michelle,

I have performed a second review of the above referenced Plat, for conformance with Chapter 177, Part One. All revisions requested in my previous review letter of 6/7/20 have been addressed and in my opinion the Plat is now in conformance with said Part.

I did notice that there is a piece of a Curve Table from Sheet 12 showing on Sheet 13. They will probably want to fix that before recording.

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

From: Michelle Holt <mholt@cityofnorthport.com>
Sent: Tuesday, July 07, 2020 10:05 AM
To: Alan Fish <alanvbfa@gmail.com>
Subject: RE: PLF-20-100, WELLEN PARK DOWNTOWN - PHASE 1 - RESUBMITTAL

Good Morning Alan,
My apologies.....let me know if the attached PDF's do not work. We do not have hard copies, as we are only accepting digital submittals from now on.

Thank you,

Michelle Holt

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