Record $_____

Prepared by and return to:
Patrick Ryskamp, Esq.
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

TERMINATION AND RELEASE OF EASEMENTS

This Termination and Release of Easements (this "Termination") is made this ___ day of _____, 2020, by the **CITY OF NORTH PORT, FLORIDA** a municipal corporation of the State of Florida (the "City"), in favor of **MAIN STREET RANCHLANDS, LLLP**, a Florida limited liability limited partnership ("Developer").

RECITALS:

A.   Developer is the owner of certain real property located in Sarasota County, Florida, more particularly described in Exhibit "A" attached hereto (the "Developer's Property").

B.   The Developer's Property is currently vacant land which Developer is developing as a commercial subdivision known as "Wellen Park Downtown Phase 1."

C.   The Developer's Property contains various utility facilities located within recorded existing utility easements described on Exhibit "B" attached hereto, which burden the Developer's Property in favor of the City (the "Utility Easements").

D.   The parties desire to terminate the Utility Easements and relocate the easements and utility facilities to the public utility easement areas identified on the plat of "Wellen Park Downtown Phase 1" that will be recorded in the Public Records of Sarasota County, Florida.

E.   This Termination will be recorded by the Developer, at the Developer's expense, in the Public Records of Sarasota County, Florida. Recording will occur prior to the recording of the proposed "Wellen Park Downtown Phase 1" plat.

Now, therefore, in consideration of $1.00 and other valuable consideration, receipt of which is hereby acknowledged, the City hereby terminates the Utility Easements and the parties shall have no further rights or obligations thereunder.

IN WITNESS WHEREOF, the parties have executed this Termination the day and year first above written.

CITY OF NORTH PORT, FLORIDA

By: _____
        DEBBIE MCDOWELL
        MAYOR

ATTEST:

By: _____
        HEATHER TAYLOR, CMC
        CITY CLERK

Approved as to the form and correctness:

By: _____
        AMBER L. SLAYTON
        CITY ATTORNEY

MAIN STREET RANCHLANDS, LLLP
By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as its General Partner

    By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as its Manager

_____
Signature of Witness

_____
Print Name of Witness

_____
Signature of Witness

_____
Print Name of Witness

By: _____

Name: _____

As its: _____

STATE OF FLORIDA
COUNTY OF _____

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 companies and partnership. 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.

(Notary Seal)

_____
Signature of Notary Public

_____
Print Name of Notary Public

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

EXHIBIT "A"

WELLEN PARK DOWNTOWN PHASE 1

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"W., 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 North-westerly 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 dis-

tance 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 5,548,311 square feet or 127.3719 acres, more or less.

EXHIBIT "B"

Wastewater Force Main Easement in favor of the City of North Port recorded in the Official Records as Instrument No. 2007158249, Public Records of Sarasota County, Florida.

Wastewater Force Main Easement in favor of the City of North Port recorded in the Official Records as Instrument No. 2007158250, Public Records of Sarasota County, Florida.

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