

**DEVELOPMENT AGREEMENT RELATING TO
RIVER ROAD STORMWATER IMPROVEMENTS**

THIS DEVELOPMENT AGREEMENT RELATING TO RIVER ROAD STORMWATER IMPROVEMENTS (this "Agreement") is made and entered into by and between Sarasota County, a political subdivision of the State of Florida ("County"), the City of North Port, a municipal corporation of the State of Florida ("City"), West Villages Improvement District, an independent special district of the State of Florida ("District"), Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership ("Land Partners"), West Villages Parkway West Associates, LLLP, a Florida limited liability limited partnership ("West Associates"), and West Villages Parkway East Associates, LLLP, a Florida limited liability limited partnership ("East Associates") (Land Partners, West Associates, and East Associates may collectively be referred to herein as "the Developers" with the rights and responsibilities described herein being joint and several among the Developers) (County, City, District, and the Developers may collectively be referred to herein as "the Parties").

RECITALS:

A. The Developers collectively own approximately 431.85 acres within the corporate limits of the City of North Port located west of and immediately adjacent to N. River Road and bisected by West Villages Parkway ("the Property").

B. The Property is designated and zoned "Village" under the City's *Comprehensive Plan* and *Unified Land Development Code*.

C. That portion of the Property north of West Villages Parkway is: (1) approximately 71.56 acres owned by Land Partners and West Associates; (2) approved for an up to 107-unit residential subdivision having structures that are a maximum of 50' in height and internal infrastructure and amenities, including a stormwater management system; (3) entitled by the City as "Village A, Neighborhood 8;" and (4) to be developed as "The Preserve at West Villages" ("Village A"). Village A is more particularly described in Exhibit "A" and graphically depicted on the master conceptual development plan in Exhibit "B," both of which are attached hereto and made a part hereof by this reference.

D. That portion of the Property south of West Villages Parkway is: (1) approximately 360.24 acres owned by Land Partners and East Associates; (2) approved as a 1,200 unit residential subdivision having structures that are a maximum of 50' in height and internal infrastructure and amenities, including a stormwater management system; (3) entitled by the City as "Village B;" and (4) to be developed in two neighborhoods known as "The Renaissance at West Villages" and "The Oasis at West Villages" (collectively, "Village B"). Village B is more particularly described in Exhibit "C" and graphically depicted on the master

conceptual development plan in Exhibit "D," both of which are attached hereto and made a part hereof by this reference.

E. N. River Road is presently a 2-lane County road of significant importance to the public as a major arterial roadway that serves as the hurricane evacuation route for much of the City and the southern portion of the County, including the Englewood community.

F. The County has designed and permitted improvements to that segment of N. River Road between U.S. 41 and I-75 (CIP Project #95760; "River Road Regional Interstate Connector," formerly, "Englewood Interstate Connector") to improve the hurricane evacuation capacity of the regional transportation network and provide roadway capacity for planned growth in the area, including both the City and unincorporated portions of the County ("the Road Project").

G. Specifically, the Road Project will involve reconstructing N. River Road to an ultimate 6-lane configuration.

H. In order to construct the Road Project, the County will be constructing stormwater ponds appurtenant to the roadway, within its right-of-way adjacent to Village A and Village B which will accommodate stormwater flowing from the Road Project.

I. As presently designed, the Road Project would require easements along the N. River Road frontage of Village A and Village B.

J. The Developers will be constructing stormwater management systems within Village A and Village B, including lakes along their N. River Road frontage, adjacent to N. River Road right-of-way within which the County will be constructing the Road Project.

K. The Developers are willing to design, permit and construct such stormwater management systems within and immediately adjacent to Village A and Village B to form joint use lakes (the "Lakes") that incorporate the County pond sites along with lands from Village A and Village B as generally shown in Exhibits "B" and "D" to serve the required stormwater needs of the Road Project, the development within Village A and Village B, and negate the need for the drainage easements referenced in Recital I above.

L. The Developers are willing to convey easements to the County that provide the County with all rights over the Developer's portion of the joint use lakes that are necessary for the design, permitting, construction and maintenance of the Road Project.

M. County is willing to provide a reciprocal easement over the County pond sites to allow for the construction of the joint use ponds provided that the full needs of the Road Project are always accounted for and maintained in the design, use and maintenance of the joint use pond.

N. The District is a limited, single and specialized-purpose governmental entity created to provide certain infrastructure within the Village-designated lands in which Village A and Village B are situated, including community development systems, facilities, services, and projects.

O. Consistent with Recital N, the District will be constructing a Public Park within Village B, as described within this Agreement.

P. Consistent with the City's Comprehensive Plan, the City has adopted Concurrency Management Regulations, codified as Chapter 5, *Unified Land Development Code of the City of North Port, Florida* ("the Concurrency Management Regulations") to ensure that public transportation facilities needed to support development shall be available concurrent with the impacts of such development.

Q. The Concurrency Management Regulations require public facilities to meet or exceed the level of service standards established by the City Comprehensive Plan and prohibit the City from issuing development permits which result in a reduction in the levels of service for the affected public facilities below the adopted levels of service established by the Comprehensive Plan.

R. The development within Village A and Village B are required to comply with the Concurrency Management Regulations with regard to all applicable facilities, including roadways and recreation and open space.

S. Further, pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220 through 163.3243, *Florida Statutes*, the City has adopted Development Agreement Regulations, codified as Chapter 54, *Unified Land Development Code of the City of North Port, Florida* ("City Development Agreement Regulations"), which authorizes the City to enter into development agreements to ensure that adequate public facilities are in place to serve development as required by the Concurrency Management Regulations.

T. Likewise, the County has adopted Development Agreement Regulations, codified as Chapter 94, Article VIII, *Sarasota County Code* ("County Development Agreement Regulations"), which authorize the County to enter into development agreements.

U. The Parties are entering this Agreement to address: (1) the Developers constructing a joint uses stormwater facility will serve the County Road Project and add capacity to the public roadway system and conveying to County the necessary interests in the joint use stormwater facility ; (2) the Developers providing a public park that will provide the public with additional recreation and open space; and (3) the vesting of transportation concurrency and park concurrency by the City for Village A and Village B for the term of this Agreement.

V. The Developers have filed and processed with the City and County a Development Agreement Application. City and County have reviewed and considered such Development Agreement Application, additional reports and data prepared in support of the Application, this Agreement, the recommendations of their professional staff and public testimony received at duly noticed public hearings.

W. Having taken the actions described in Recital V, the City and County find this Agreement to be consistent with their respective Comprehensive Plans and applicable land development regulations and have, accordingly, approved this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the Parties hereby agree as follows:

1. **Recitals True and Correct.** The Recitals set forth above are true and correct and are incorporated herein by this reference.

2. **County's Obligations.**

A. **Road Project Improvements.** The County has designed and permitted the Road Project improvements described above. Although the County intends to construct such Road Project as funding allows, nothing in this Agreement shall be construed as requiring the County to construct the Road Project within any particular time frame, under any particular design or upon any particular terms. Construction of the Road Project will require the modification of the County's existing permits including any design work associated with such modification, which the County agrees to undertake as the County determines appropriate following the construction of the joint use Lakes. Further, the County shall cooperate with Developers' efforts in permitting and constructing the Lakes pursuant to Section 4.B, below, and the Easement Agreements which cooperation shall include joining in or consenting to permit applications filed with jurisdictional agencies pertaining to the Lakes.

B. **Public/Private Stormwater and Recreation Area Easement Agreements.** Within 30 days from the Effective Date of this Agreement, the Parties agree to enter into Public/Private Easement Agreements in a form approved by the Office of the County Attorney (the "Easement Agreements") and which instruments contain the description of any lands reserved or dedicated for public purposes pursuant to this Agreement. The County lands subject to such easement are more particularly shown in Exhibits "E" and "F," attached hereto and incorporated herein by reference. The time for entering into the Easement Agreements may be extended through a written agreement between the County Administrator, the District, and the Developers.

3. **City's Obligations.**

A. **Concurrency Vesting for Roadways and Recreation and Open Space.** Village A and Village B shall be vested and deemed concurrent under the City's concurrency requirements

with regard to Roadways and Recreation and Open Space, as contained within the Concurrency Management Regulations and the City's Comprehensive Plan, for a period of seven (7) years from the Effective Date of this Agreement.

B. Changes to Development. The development vested for Village A and Village B, as described in this Agreement and as depicted on the master conceptual development plans attached as Exhibits "B" and "D," is not binding. The land uses, development totals, and project layout of Village A and Village B may be modified or changed by the Developers so long as such modifications or changes do not increase the impact on Roadway facilities and Recreation and Open Space facilities beyond the concurrency vesting period provided under Section 3.A, above.

(1) Roadway Facilities. For the purpose of this Section 3.B, a modification or change does not result in an increased impact on Roadway facilities so long as it is demonstrated that: (a) such changes or modifications do not result in an increase in the number of the PM Peak Hour Trips for which Village A and Village B are, cumulatively, vested (743 PM Peak Hour Trips); or (b) such changes do result in the generation of more PM Peak Hour Trips than Village A and Village B are vested for under this Agreement, but there is otherwise adequate capacity on the impacted roadway network for the such development, with the changes, to comply with the Concurrency Management Regulations.

(2) Parks and Open Space Facilities. For the purpose of this Section 3.B, a modification or change does not result in an increased impact on Park and Open Space facilities so long as it is demonstrated that such changes will not result in more than 1,307 dwelling units being constructed on the Property.

Any changes to the development within Village A and Village B shall be consistent with the City *Unified Land Development Code*.

4. Developers' Obligations.

A. Public/Private Stormwater Easement Agreements. Within 30 days from the Effective Date of this Agreement, the Parties agree to enter into the Easement Agreements in a form approved by the Office of the County Attorney (the "Easement Agreements") and which instruments contain the description of any lands reserved or dedicated for public purposes pursuant to this Agreement. The Developers' lands subject to such easement are more particularly shown in Exhibit "G" and "H," attached hereto and incorporated herein by reference. The time for entering into the Easement Agreements may be extended through a written agreement between the County Administrator, the District, and the Developers.

B. Construction of Joint Use Stormwater Facility to Serve Road Project. Developers shall design, permit, and construct joint use stormwater ponds on those portions of Village A as generally depicted on the Master Development Concept Plan for Village A (Exhibit "B") and on those portions of Village B as generally depicted on the Master Development Concept Plan for Village B (Exhibit "D") (the "Lakes"). The Lakes shall be a component of the stormwater

management system to serve the Road Project as well as development within the respective Villages (Village A or Village B) provided that such Lakes at all times provide for the drainage needs of the Road Project to be constructed by County. As development within Villages A and B advances, Developers agree to demonstrate to the County, upon request, that the Lakes continue to provide the attenuation and treatment capacity for the Road Project. Failure of the County to make such request shall not constitute a waiver of the County's rights of priority regarding the stormwater capacity and function of the Lakes. Further, Developers shall cooperate with County's efforts in permitting and constructing the Road Project's connection to the Lakes consistent with Section 2.A, above, and the Easement Agreements, which cooperation shall include joining in or consenting to the County's permit applications filed with jurisdictional agencies to allow such connection.

(1) The Village A Lakes shall be constructed upon the lands described within Exhibits "E" and "G" and certified complete no later than July 1, 2018. If the Developers fail to complete the Joint Stormwater Facility described as the Village A Lakes by July 1, 2018, then the County will have the option to terminate this Agreement upon written notice to the Developers, the District and the City. Notice of such termination will be recorded in the Official Records of Sarasota County and will also operate to terminate any real property interests conveyed in accordance with this Agreement.

(2) The Village B Lakes shall be constructed upon the lands described within Exhibits "F" and "H" and certified complete no later than July 1, 2018. If the Developers fail to complete the Joint Stormwater Facility described as the Village B Lakes by July 1, 2018, then the County will have the option to terminate this Agreement upon written notice to the Developers, the District and the City. Notice of such termination will be recorded in the Official Records of Sarasota County and will also operate to terminate any real property interests conveyed in accordance with this Agreement.

(3) Stormwater capacity within the Lakes shall be conveyed to the County for treatment and attenuation as necessary to construct the Road Project with such function reserved to the County prior to undertaking of any other use of the Lakes.

(4) The District shall maintain the Lakes consistent with all applicable governmental regulations and permits, including County standards. The District may not assign its obligations under this Agreement without the express written consent of the County. Should the District or any successor entity approved by the County cease to exist, then this maintenance obligation will become the joint and several responsibility of the respective owners of lands within the Village served by the respective Lake (that is, the owners of lands in Village A would be jointly and severally responsible for the maintenance as to Lakes in Village A while the owners of lands in Village B would be jointly and severally responsible for the maintenance as to Lakes in Village B). Should the District or the respective landowners fail to adequately maintain the Lakes to all applicable standards, then the County will have all rights necessary, but not the obligation, to maintain the Lakes. All expenses incurred by the County in maintaining the Lakes shall be paid by the owners of lands within Village A and Village B in proportion to their acreage of the

land and shall be payable within 60 days receipt of the written notice of such costs. Any expenses not paid within the 60 days of notice, will become an assessment lien on such land, which may be foreclosed by the County. The rights of the County contained in this Agreement shall be in addition to any other rights the County may have in regulating the operation of the Lakes. In addition to the notice provided by the recording of this Agreement in Official Records of Sarasota County, additional notice of this maintenance obligation shall be included in a Declarations of Restrictions or other similar instrument, as approved by the Office of the County Attorney, to be recorded for any development in Village A and/or Village B prior to the sale of the properties described in this Agreement or concurrently with recording of any plat for subdivisions within Village A or Village B, whichever occurs first.

5. **District's Obligations.**

A. **Construction of Public Park.** The District shall construct an approximately 32-acre public park within Village B on its east boundary, along its N. River Road frontage ("Public Park") located in substantial accordance with Exhibit "D." The Public Park shall provide passive recreational facilities to include a pedestrian trail, environmental features, and lakes and be completed by July 1, 2019. Access to the Public Park shall be provided directly from N. River Road and shall include public vehicular and bicycle parking. The Public Park shall be dedicated to the District by the first subdivision plat for Village B, if not conveyed to the District sooner. The District shall have the right, but not the obligation, to incorporate the County owned lakes adjacent to Village B into the improved Public Park, which may include constructing a pedestrian trail and ancillary park improvements on such land in accordance with the terms of an Easement granted by the County in a form acceptable to the Office of the County Attorney. Should the District choose to incorporate the County owned lakes into the Public Park, then to the extent permitted by law and without constituting a waiver of sovereign immunity, the District shall indemnify and hold Sarasota County, its officials, agents, and employees harmless for any and all claims related to the District's design, permitting, construction, operation, or maintenance of the Public Park. All of the lands embraced within the Public Park shall be maintained by the District. The City agrees and acknowledges that the provision of the Public Park as described in this provision shall constitute "Town Center Park #1" under Section III, subsection 3, of the General Principles of Agreement, dated June 26, 2006, between City, the District and Developers' predecessor in interest, as amended ("General Principles of Agreement"). To the extent the terms of this Agreement conflict with the terms of the General Principles of Agreement relating to "Parks and Recreation," the City, the District and the Developers agree that the terms of this Agreement shall prevail and control.

B. **Public/Private Stormwater Easement Agreement.** Within 30 days from the Effective Date of this Agreement, the Parties shall enter the Easement Agreements in a form approved by the Office of the County Attorney (the "Easement Agreements"), to provide the District with the rights to carry out the operation and maintenance obligations described in Section 4(b)(4) above, and which instruments contain the description of any lands reserved or dedicated for public purposes pursuant to this Agreement. The time for entering into the Easement Agreements may be extended through a written agreement between the County Administrator, the District, and the Developers.

6. **Impact Fee Credit.**

A. **Road Impact Fees.** The Road Project is a “Road Facility Project” under Section 70-103, *Sarasota County Code*, and “impact-fee eligible system improvements” under Section 58-109, *Unified Land Development Code of the City of North Port, Florida*. Thus, the Parties agree that the Developers are eligible to petition for Road Impact Fee Credit for the value of the interest in land it dedicates for the Road Project above the value of the interest in land that it receives from the County, in addition to the costs associated with designing, permitting, and constructing that portion of the Lakes that serves the Road Project (“Road Project Contribution”) but not for such work that was necessary for the drainage needed for the Developer’s project(s). The Road Impact Fee Credit shall be initiated by separate petitions filed with the County and City upon the Lakes being certified complete and processed consistent with the County’s and City’s respective regulations. Although petitions will be filed and address separately by the City and County, the Parties agree that copies of such Petitions and any resulting impact fee credit agreements will be shared with both the City and the County to insure that the total amount of impact fee credits provided does not exceed the value of the eligible dedications to the Road Project. If the City and/or County should amend their respective regulations with regard to the imposition and administration of Road Impact Fees or Transportation Impact Fees, including the changing the types of fees collected to address development’s impact on the public roadway network (including, but not limited to, replacing such fees with mobility fees), then the provisions of this Section shall refer and apply to such fees.

B. **City Park Impact Fees.** The Public Park constitutes “impact-fee eligible system improvements” under Section 58-109, *Unified Land Development Code of the City of North Port, Florida*. Thus, the City and Developers agree that Developers are eligible to petition the City for Park Impact Fee Credit for the cost of the lands it dedicates for the Public Park, in addition to the costs associated with designing, permitting, and constructing the Public Park (“Public Park Contribution”). The Park Impact Fee Credit shall be initiated by petition filed with the City upon the Public Park being certified complete by the engineer of record and such original written certification being provided to the City Engineer. If the City should amend its regulations with regard to the imposition and administration of Park Impact Fees, including the changing the types of fees collected to address development’s impact on City park facilities, then the provisions of this Section shall refer and apply to such fees.

7. **Duration and Term.** The term of this Agreement shall be seven (7) years from the Effective Date. This term may be extended or modified as provided for under the City’s and County’s Development Agreement Regulations.

8. **Annual Monitoring Report.** During the timeframe set forth in Section 7, above, or until build-out of Village A and Village B, whichever occurs first, Developers shall file with the County’s Planning and Development Services Business Center and the City’s Neighborhood Development Services Department an Annual Monitoring Report for such development consistent with the requirements of their respective Development Agreement Regulations. The first such report shall be filed no later than one (1) year from the Effective Date of this Agreement. All subsequent reports shall be filed by the same date thereafter. The Developers and their successors and assigns

may, at their option, file separate monitoring reports with the City and the County for Village A and Village B.

9. **Amendment or Cancellation.** This Agreement may be amended or cancelled according to the procedures contained within the County's and City's Development Agreement Regulations (including Section H of Exhibit "A" to the County Development Agreement Regulations and Section 54-4.E, City of North Port Unified Land Development Code). Any amendment, modification, cancellation or revocation of this Agreement must also comply with the Florida Local Government Development Agreement Act.

10. **Notices.** All notices required or permitted to be given hereunder by the Parties shall be in writing and shall be deemed given when:

- A. hand-delivered,
- B. delivered via Federal Express, UPS or other nationally recognized overnight courier service, receipt required, or
- C. transmitted via facsimile or electronically, provided a hardcopy is sent the next business day by method A or B, above.

All notices shall be addressed as follows:

To the County:

County Administrator
1660 Ringling Boulevard
Second Floor
Sarasota, Florida 34236

Copy to:

County Attorney
1660 Ringling Boulevard
Second Floor
Sarasota, Florida 34236

To the City:

City Manager
4970 City Hall Boulevard
Third Floor
North Port, FL 34286

Copy to:

City Attorney
4970 City Hall Boulevard
Third Floor
North Port, FL 34286

To Developers:

Jim Leiferman
1900 Summit Tower Boulevard, Suite 500
Orlando, Florida 32810

Copies to:

Charles D. Bailey, III, Esquire
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

and

Leslie C. Candes, Esquire
1900 Summit Tower Boulevard
Suite 500
Orlando, FL 32810

11. **Legal Fees and Costs.** The Parties agree to bear the expense of their respective legal fees and costs associated with the negotiation and preparation of this Agreement.

12. **Partial Invalidity.** If any part of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect, provided that the part of this Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Agreement.

13. **Approvals Not Referenced in Development Agreement.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties or any of their affiliates, successors or assigns of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.

14. **Successors and Assigns.** This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors, assigns, grantees and legal representatives. This Agreement shall be recorded in the Public Records of Sarasota County, Florida pursuant to Section 19, below, and the provisions hereof shall constitute a covenant running with the land described in Exhibit "A" (the Property). The assignment of any rights and obligations of the Developers under this Agreement shall be memorialized in a written instrument executed by the Developer or Developers, as applicable, in the same manner as this Agreement and recorded in the official records of Sarasota County, Florida. A copy of such assignment instrument shall be delivered to the City and County no later than the next required Annual Monitoring Report.

15. **Enforcement.** The Parties, any "aggrieved or adversely affected person," as defined in Section 163.3215(2), Florida Statutes, or the state land planning agency may file an action for injunctive relief in the circuit court to enforce the terms of this Agreement or to challenge compliance of this Agreement with Sections 163.3220 through 163.3243, *Florida Statutes*.

16. **Choice of Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida. Venue for any dispute or action shall be Sarasota County, Florida.

17. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by the Parties. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the Parties unless they are in writing, signed by the Parties, and executed in the same manner as this Agreement. This Agreement addresses the issue of transportation concurrency and recreation and open space concurrency for Village A and Village B for the time period set forth in Sections 3.A and 7. No new City regulations or amendments to current City regulations and its Comprehensive Plan which may be adopted following the Parties' execution of this Agreement shall affect the concurrency rights provided Village A and Village B under the terms of this Agreement.

18. **Parties Drafted Equally.** The Parties agree that they have played an equal and reciprocal part in drafting this Agreement. Therefore, no provisions of this Agreement shall be construed by any court or other judicial authority against any of the Parties because such party is deemed to have drafted or structured such provisions.

19. **Recording and Transmittal by Clerk.** The Clerk of the Circuit Court of Sarasota County, as Clerk to the Board of County Commissioners, shall record this Agreement within fourteen (14) days of its being executed by the Parties. The County shall then transmit a recorded copy of this Agreement, by certified mail, return receipt requested, to the state land planning agency and City within fourteen (14) days of recording.

20. **Effective Date.** This Agreement shall become effective thirty (30) days after a recorded copy of same has been received by the state land planning agency (“Effective Date”).

21. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one instrument.

22. **List of Exhibits.** A list of the Exhibits attached to this Agreement, as referenced in the foregoing provisions, is as follows:

- A. Exhibit “A:” Legal Description of Village A;
- B. Exhibit “B:” Master Conceptual Development Plan for Village A;
- C. Exhibit “C:” Legal Description of Village B;
- D. Exhibit “D:” Master Conceptual Development Plan for Village B;
- E. Exhibit “E:” Legal Description of County lands to be incorporated into the Village A Lake and to which the Developer and District are to be provided easement rights;
- F. Exhibit “F” Legal Description of County lands to be incorporated into the Village B Lake and to which the Developer and District are to be provided easement rights;
- G. Exhibit “G:” Legal Description of Developer lands to be incorporated into the Village A Lake and to which the County is to be provided easement rights; and
- H. Exhibit “H” Legal Description of Developer lands to be incorporated into the Village B Lake and to which the County is to be provided easement rights.

[Signatures Pages Follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated below.

Dated this ____ day _____, 2016, as to County.

"The County"

SARASOTA COUNTY, a political subdivision of the State of Florida

ATTEST:
KAREN E. RUSHING, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of

County Commissioners, Sarasota County, Florida

By: _____
Deputy Clerk

By the:
BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

Approved as to form and correctness:

By: _____
Alan Maio, Chairman

By: _____
County Attorney

Dated this ____ day _____, 2016, as to City.

CITY OF NORTH PORT, FLORIDA

RHONDA Y. DIFRANCO,
MAYOR

ATTEST:

HELEN M. RAIMBEAU, MMC
CITY CLERK

Approved as to form and correctness:

MARK MORIARTY
CITY ATTORNEY

Dated this ____ day _____, 2016, by the District.

West Villages Improvement District, an independent special district of the State of Florida

ATTEST:

By: _____
Print: _____
Title: _____

By: _____
Martin P. Black
Chairman

Dated this ____ day _____, 2016, as to Land Partners.

Witnesses:

**THOMAS RANCH LAND PARTNERS
VILLAGE I, LLLP,**
a Florida limited liability limited partnership

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

Print Name: _____

By: _____
Jim Leiferman, Manager

Print Name: _____

Dated this ____ day _____, 2016, as to the West Associates.

Witnesses:

**WEST VILLAGES PARKWAY WEST
ASSOCIATES, LLLP,**
a Florida limited liability limited partnership

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

Print Name: _____

By: _____
Jim Leiferman, Manager

Print Name: _____

Dated this ____ day _____, 2016, as to the East Associates.

Witnesses:

**WEST VILLAGES PARKWAY EAST
ASSOCIATES, LLLP,**
a Florida limited liability limited partnership

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

Print Name: _____

By: _____
Jim Leiferman, Manager

Print Name: _____

DESCRIPTION:

That part of Section 21, Township 39 South, Range 20 East, Sarasota County, Florida, lying Southwesterly of COUNTY ROAD NO. 777 (West River Road).

That part of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida, lying Southwesterly of COUNTY ROAD NO. 777 (West River Road), and northerly of lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2008031552, and Instrument No. 2009155882, less and except lands conveyed to Sarasota County in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida.

Containing 25.3155 Acres more or less.

PARCEL A-1 DESCRIPTION:

A part of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida described as follows:

Commence at the Southeast corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the East line of the Southeast Quarter of said Section 29, a distance of 2641.36 feet to the East Quarter Corner of Section 29; thence N 02°48'09" W, along the East line of the Northeast Quarter of said Section 29, a distance of 776.09 feet to the POINT OF BEGINNING; thence continue along the East line of the Northeast Quarter of said Section 29; N 02°48'09" W, a distance of 18.73 feet; thence N 35°48'01" W, a distance of 12.59 feet; thence N 54°11'59" E, a distance of 8.18 feet; thence N 02°48'09" W, a distance of 1832.09 feet, to the Northeast Corner of said Section 29; thence N 89°37'21" W, along the North line of said Section 29, a distance of 731.24 feet, to the Northeast Corner of lands described in Official Records Instrument No. 2004216591 of the Public Records of Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument No. 2004216591, the following three (3) courses: (1) S 00°00'00" E, a distance of 1128.57 feet; (2) thence S 22°48'39" W, a distance of 1319.92 feet; (3) thence N 89°48'27" E, a distance of 878.58 feet; to a point on the Boundary Line of West Villages Parkway, described in Official Records Instrument No. 2008031552 of the Public Records of Sarasota County, Florida; thence along said Boundary Line of Said West Villages Parkway the following two (2) courses: (1) thence N 00°28'49" E, a distance of 124.04 feet; (2) thence N 52°27'01" E, a distance of 573.79 feet, to the POINT OF BEGINNING.

Containing 46.2417 Acres more or less.

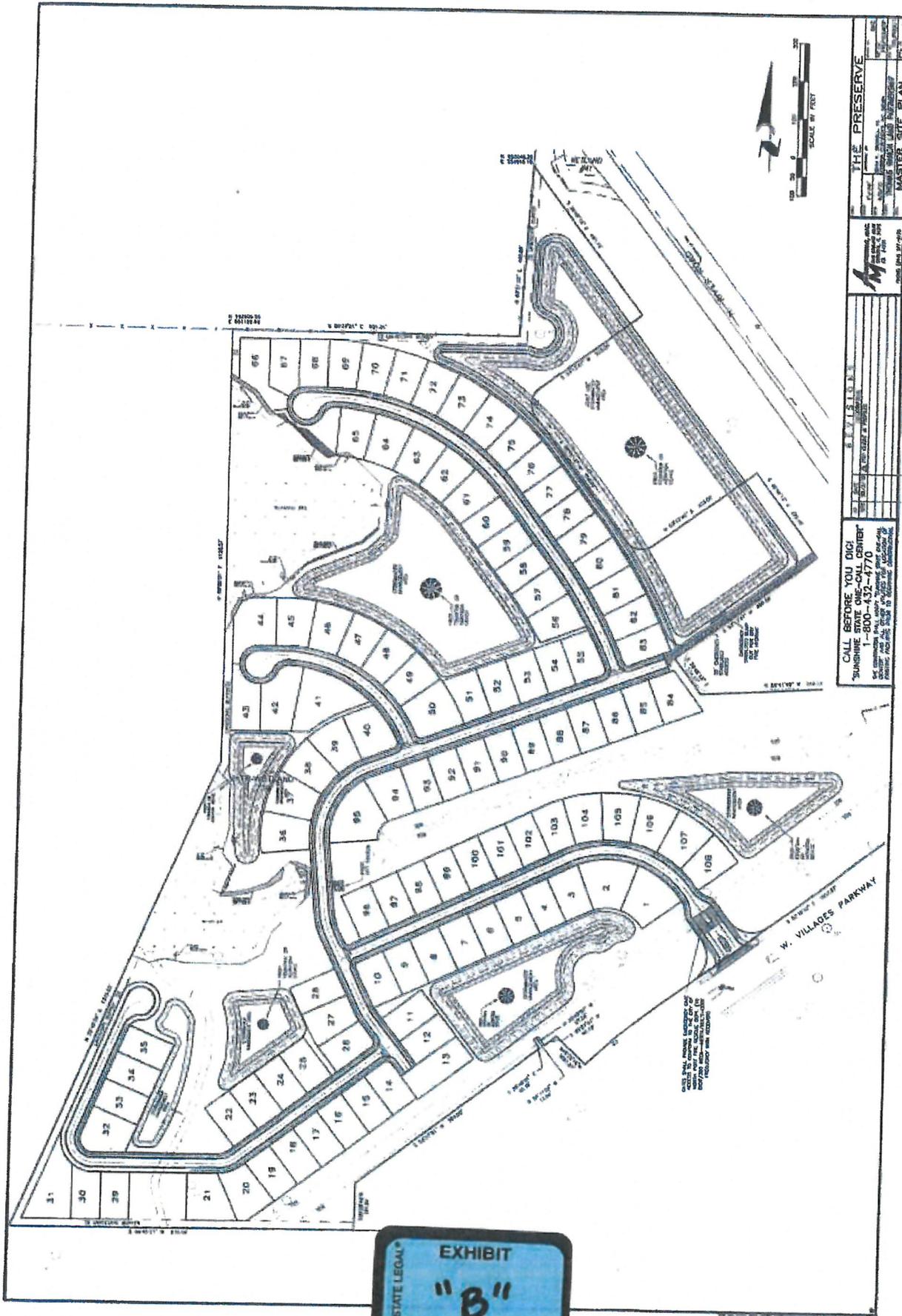
PARCEL A-4 DESCRIPTION:

A part of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida described as follows:

Commence at the Southeast corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the East line of the Southeast Quarter of said Section 29, a distance of 2641.36 feet to the East Quarter Corner of said Section 29; thence N 02°48'09" W, along the East line of the Northeast Quarter of said Section 29, a distance of 311.02 feet; thence S 87°11'51" W, perpendicular to said East line of the Northeast Quarter of said Section 29, a distance of 168.47 feet to the POINT OF BEGINNING; to a point on the West Right of Way line of the West Villages Parkway, as described in the Official Records Instrument No. 2008031552, of the Public Records of Sarasota County, Florida; thence N 90°00'00" W, along said West line of West Villages Parkway, as described in Official Records Instrument No. 2008031552, a distance of 17.35 feet, to a point on the Boundary Line of Lands described in the Official Records Instrument No. 2004216591, of the Public Records of Sarasota County, Florida, same being a point on a non-tangent curve to the left, having: a radius of 1079.00 feet, a central angle of 05°18'13", a chord bearing of S 17°34'07" W, and a chord length of 99.84 feet; thence along said Boundary Line of lands described in Official Instrument No. 2008031552, along the arc of said curve, an arc length of 99.88 feet, to said West Right of Way Line of West Villages Parkway as described in Official Instrument No. 2008031552, same being a point on a compound curve to the left, having: a radius of 176.00 feet, a central angle of 24°18'17", a chord bearing of N 29°58'38" E, and a chord length of 74.10 feet; thence along said West Right of Way Line of West Villages Parkway the following two (2) courses: (1) along the arc of said curve, an arc length of 74.66 feet, to a point on a reverse curve, to the right having: a radius of 1210.00 feet, a central angle of 01°32'57", a chord bearing of N 18°38'38" E, and a chord length of 32.71 feet; (2) thence along the arc of said curve, an arc length of 32.71 feet, to the POINT OF BEGINNING.

Containing 0.0306 Acres more or less.





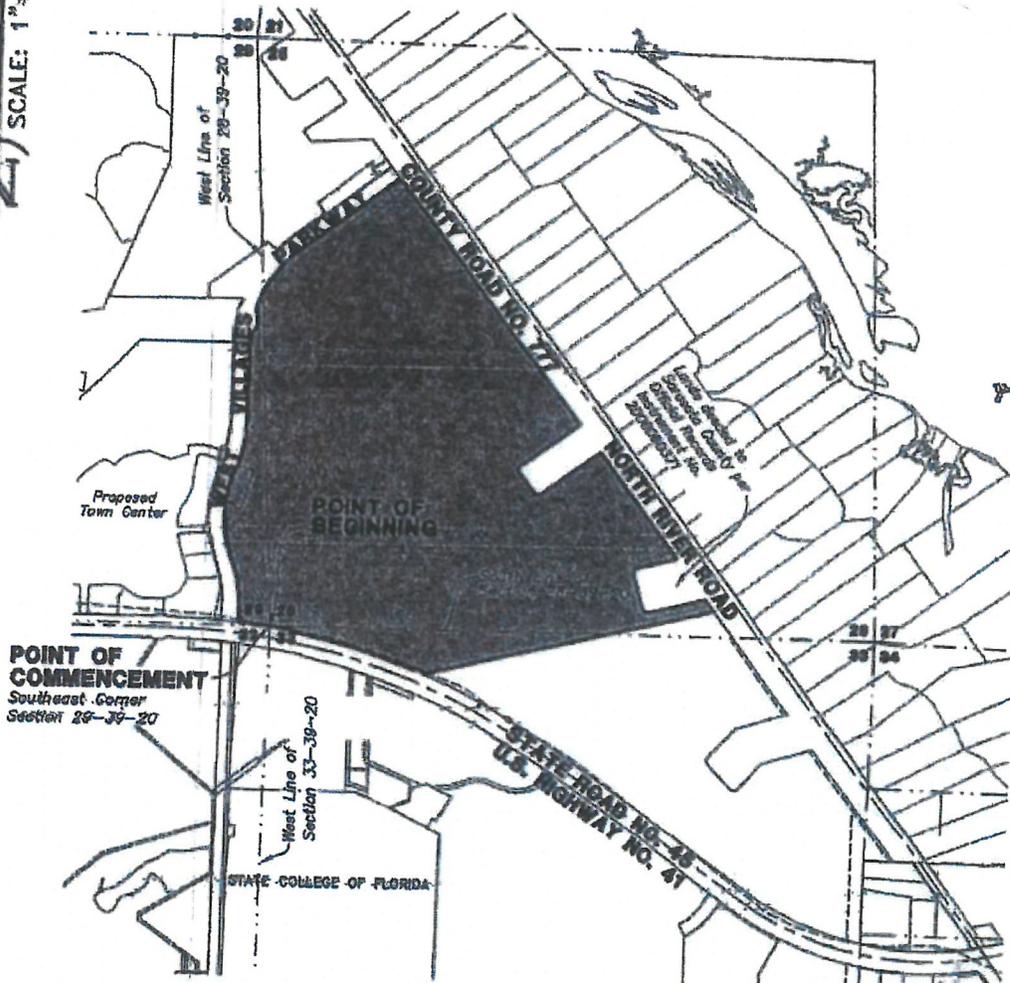
ALL-STATE LEGAL[®]
 EXHIBIT
 "B"

SKETCH OF DESCRIPTION
RENAISSANCE AT THE WEST VILLAGES

SHEET 1 OF 7

IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SCALE: 1" = 1500'



NOTES:

1. This map does not represent a Boundary Survey. The purpose of this map is to graphically depict the Description shown hereon.
2. Information taken from Survey of Thomas Ranch, Job No: 14-02-20, dated: March 28, 2014
3. This survey is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Distances to Ground Distances the Grid Distance should be divided by the scale factor of 0.999954167.



Randall E. Britt
 Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015
 JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 2 OF 7

DESCRIPTION:

A part of Section 28, 29, and 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida described as follows:

Commence at the Southeast corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the East line of the Southeast Quarter of said Section 29, a distance of 1.94 feet to the northerly line of lands deeded to West Villages Improvement District per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; same being a point on a curve to the left, having: a radius of 5803.58 feet, a central angle of 02°13'01"; a chord bearing of N.81°50'01"W., and a chord length of 224.55 feet; thence along said northerly line of lands described in Official Records Instrument #2009155882 the following two (2) course: (1) thence along the arc of said curve, an arc length of 224.57 feet; (2) thence S.07°02'39"W., a distance of 12.00 feet to the northerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), per order of taking, recorded in Official Records Book 762, Public Records of Sarasota County, Florida same being a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 00°27'54"; a chord bearing of N.83°10'28"W., and a chord length of 47.00 feet; thence along said northerly Right of Way line, along the arc of said curve, an arc length of 47.00 feet to a point on the East Right of Way Line, of West Villages Parkway as described in Official Instrument No. 2008031552 of the Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 30.00 feet, a central angle of 26°51'47"; a chord bearing of N.12°55'28"W., and a chord length of 13.94 feet; thence along said East Right of Way Line of West Villages Parkway the following eleven (11) courses: (1) thence along the arc of said curve, an arc length of 14.07 feet; (2) thence N.00°30'25"E., a distance of 103.88 feet to a point on a curve to the left, having: a radius of 1208.00 feet, a central angle of 21°31'38"; a chord bearing of N.10°15'23"W., and a chord length of 451.20 feet; (3) thence along the arc of said curve, an arc length of 453.87 feet to a point on a reverse curve to the right, having: a radius of 1082.00 feet, a central angle of 43°18'19"; a chord bearing of N.00°37'57"E., and a chord length of 798.47 feet; (4) thence along the arc of said curve, an arc length of 817.80 feet to a point on a reverse curve to the left, having: a radius of 1210.00 feet, a central angle of 22°18'43"; a chord bearing of N.11°07'45"E., and a chord length of 468.22 feet; (5) thence along the arc of said curve, an arc length of 471.19 feet; (6) thence N.00°01'36"W., a distance of 711.61 feet to a point on a curve to the right, having: a radius of 176.00 feet, a central angle of 40°23'37"; a chord bearing of N.20°10'13"E., and a chord length of 121.53 feet; (7) thence along the arc of said curve, an arc length of 124.08 feet to a point on a reverse curve to the left, having: a radius of 114.00 feet, a central angle of 62°05'25"; a chord bearing of N.09°19'19"E., and a chord length of 117.58 feet; (8) thence along the arc of said curve, an arc length of 123.54 feet to a point on a reverse curve to the right, having: a radius of 145.00 feet, a central angle of 40°38'49"; a chord bearing of N.01°23'59"W., and a chord length of 100.72 feet; (9) thence along the arc of said curve, an arc length of 102.87 feet to a point on a compound curve to the right, having: a radius of 1082.00 feet, a central angle of 34°15'18"; a chord bearing of N.36°03'04"E., and a chord length of 637.29 feet; (10) thence along the arc of said curve, an arc length of 646.88 feet; (11) thence N.53°10'42"E., a distance of 1057.56 feet to the westerly Right of Way line of County Road No. 777 as per deed to Sarasota County per Official Records Instrument No.2008060371 Public Records of Sarasota County, Florida; thence along said westerly

DESCRIPTION CONTINUED ON SHEET 3 OF 7

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 3 OF 7

DESCRIPTION CONTINUED FROM SHEET 2 OF 7

Right of Way line of County Road No. 777, the following thirteen (13) courses: (1) thence S.36°46'13"E., a distance of 2707.22 feet; (2) thence S.53°13'47"W., a distance of 630.20 feet to a point on a curve to the left, having: a radius of 49.80 feet, a central angle of 90°00'00"; a chord bearing of S.08°13'50"W., and a chord length of 70.43 feet; (3) thence along the arc of said curve, an arc length of 78.22 feet; (4) thence S.36°46'12"E., a distance of 214.73 feet to a point on a curve to the left, having: a radius of 49.80 feet, a central angle of 90°00'02"; a chord bearing of S.81°46'15"E., and a chord length of 70.43 feet; (5) thence along the arc of said curve, an arc length of 78.22 feet; (6) thence N.53°13'48"E., a distance of 630.20 feet; (7) thence S.36°46'13"E., a distance of 1173.94 feet; (8) thence S.75°53'29"W., a distance of 351.43 feet to a point on a curve to the left, having: a radius of 55.00 feet, a central angle of 91°53'04"; a chord bearing of S.29°56'46"W., and a chord length of 79.06 feet; (9) thence along the arc of said curve, an arc length of 88.21 feet; (10) thence S.16°00'17"E., a distance of 306.75 feet to a point on a curve to the left, having: a radius of 55.01 feet, a central angle of 88°55'47"; a chord bearing of S.60°28'34"E., and a chord length of 77.06 feet; (11) thence along the arc of said curve, an arc length of 85.38 feet; (12) thence N.75°36'47"E., a distance of 513.37 feet; (13) thence S.36°46'13"E., a distance of 125.11 feet; thence S.76°14'16"W., leaving said westerly Right of Way line of County Road No. 777, a distance of 2609.01 feet to said northerly Right of Way line of U.S. Highway No. 41, same being a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 00°06'12"; a chord bearing of N.66°50'39"W., and a chord length of 10.45 feet; thence along said northerly Right of Way line U.S. Highway No. 41, the following five (5) courses: (1) thence along the arc of said curve, an arc length of 10.45 feet; (2) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left, having: a radius of 5807.58 feet, a central angle of 00°45'12"; a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (3) thence along the arc of said curve, an arc length of 76.37 feet; (4) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 10°52'04"; a chord bearing of N.73°05'00"W., and a chord length of 1098.54 feet; (5) thence along the arc of said curve, an arc length of 1098.54 feet to the boundary of said lands deeded to West Villages Improvement District per Official Records Instrument #2009155882; thence along said boundary of lands described in Official Records Instrument #2009155882, the following Two (2) courses: (1) N.11°28'58"E., a distance of 12.00 feet to a point on a curve to the left, having: a radius of 5803.58 feet, a central angle of 02°12'28"; a chord bearing of N.79°37'16"W., and a chord length of 223.63 feet; (2) thence along the arc of said curve, an arc length of 223.64 feet to the POINT OF BEGINNING.

Parcel contains 10,782,677 Square Feet, or 247.5362 Acres more or less

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

SHEET 4 OF 7

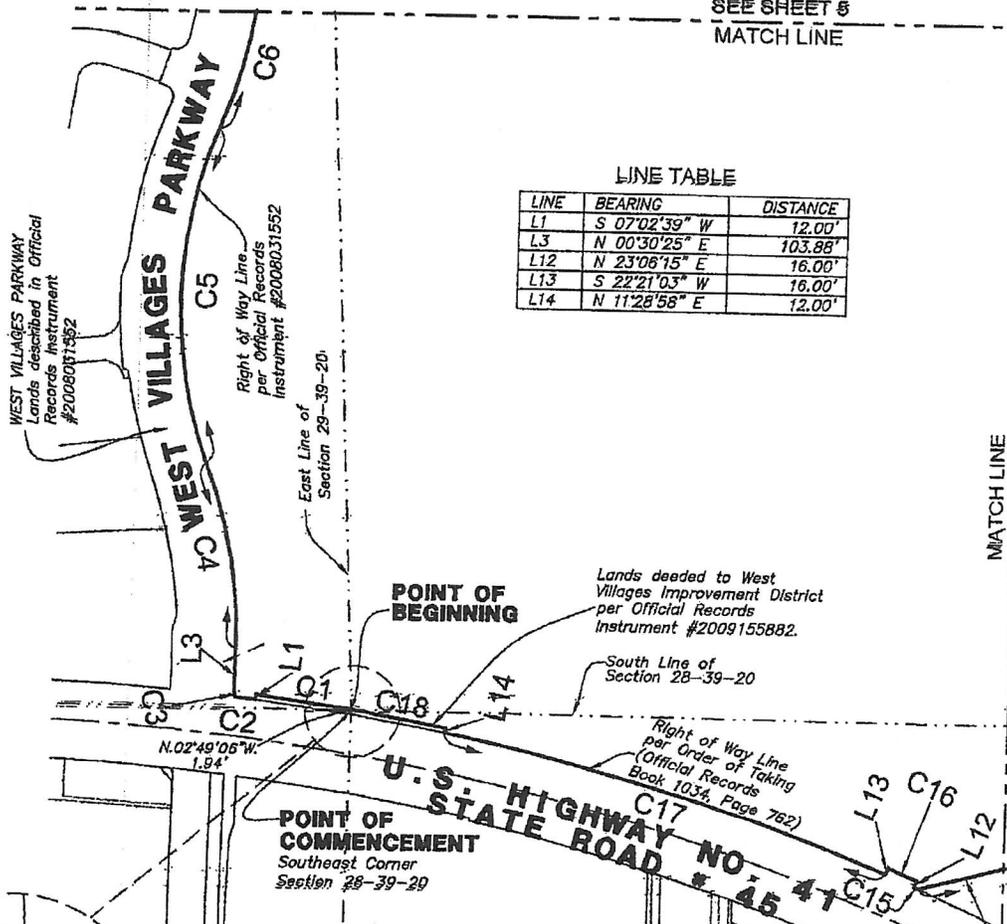
RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SCALE: 1" = 400'

SEE SHEET 5
MATCH LINE

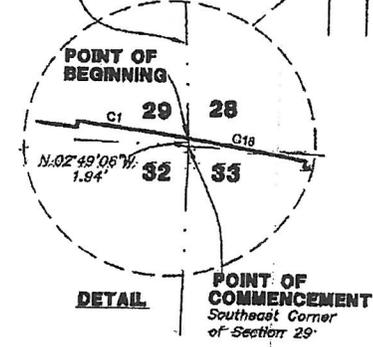
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°02'39" W	12.00'
L3	N 00°30'25" E	103.88'
L12	N 23°08'15" E	16.00'
L13	S 22°21'03" W	16.00'
L14	N 11°28'58" E	12.00'



MATCH LINE
SEE SHEET 6

East Line of Section 28-39-20



NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5803.58'	2°43'01"	N 81°50'01" W	224.55'	224.57'
C2	5791.58'	0°27'54"	N 83°10'28" W	47.00'	47.00'
C3	30.00'	26°51'47"	N 12°55'28" W	13.94'	14.07'
C4	1208.00'	21°31'38"	N 10°15'23" W	451.20'	453.87'
C5	1082.00'	43°48'19"	N 00°37'57" E	798.47'	817.80'
C6	1210.00'	22°18'43"	N 11°07'45" E	488.22'	471.19'
C15	5791.58'	0°06'12"	N 66°50'39" W	10.45'	10.45'
C16	5807.58'	0°45'12"	N 67°16'21" W	76.37'	76.37'
C17	5791.58'	10°52'04"	N 73°05'00" W	1098.90'	1098.54'
C18	5803.68'	2°12'28"	N 79°37'18" W	223.63'	223.64'

2609.01'
S 76°14'16" W

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

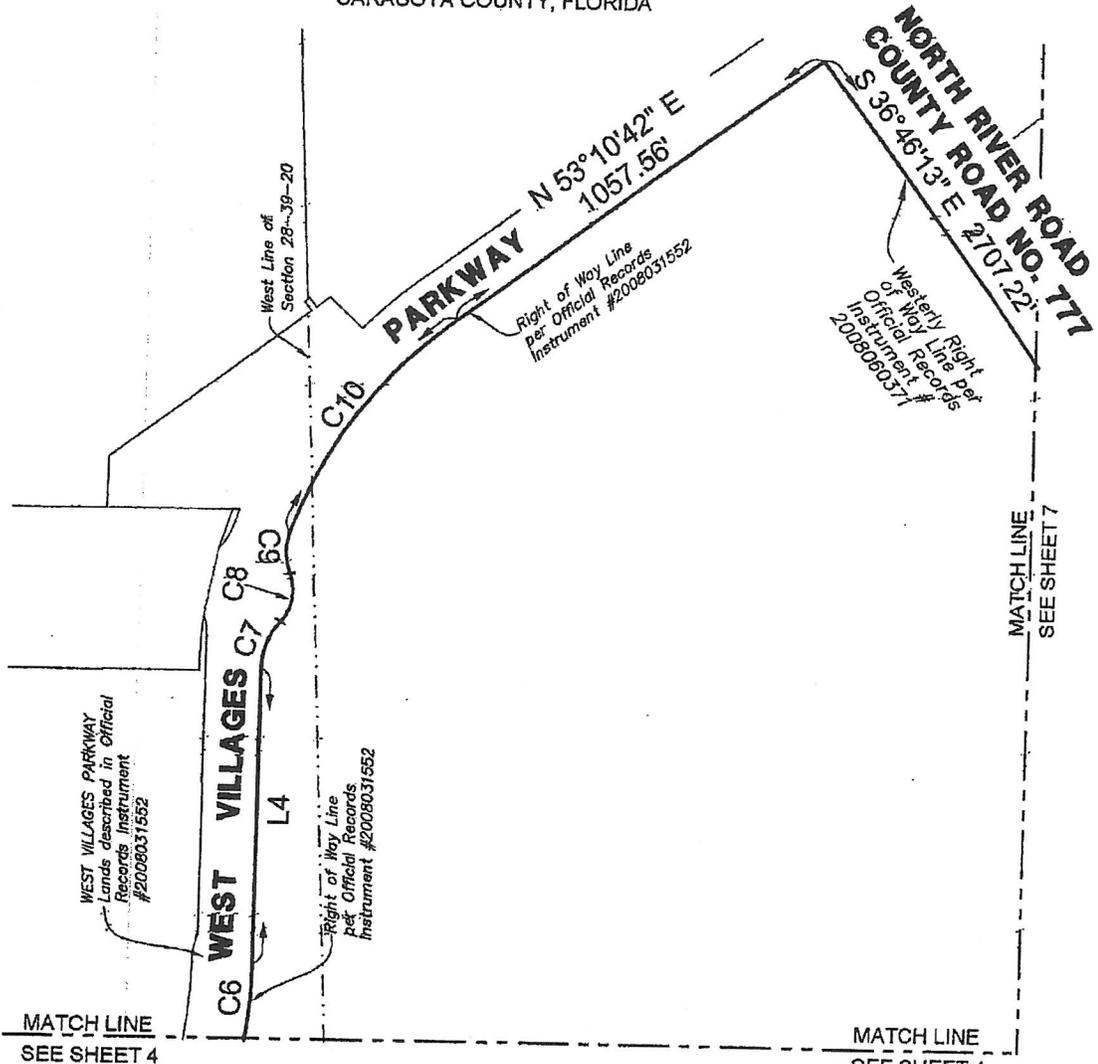
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Email: bsi@brittsurveying.com

DATE: AUGUST 5, 2015
JOB NUMBER: 15-07-08

SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 5 OF 7



LINE TABLE

LINE	BEARING	DISTANCE
L4	N 00° 01' 36" W	711.61'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	1210.00'	22° 18' 43"	N 11° 07' 45" E	468.22'	471.19'
C7	176.00'	40° 23' 37"	N 20° 10' 13" E	121.53'	124.08'
C8	114.00'	62° 05' 25"	N 09° 19' 19" E	117.58'	123.54'
C9	145.00'	40° 38' 49"	N 01° 23' 59" W	100.72'	102.87'
C10	1082.00'	34° 18' 18"	N 36° 03' 04" E	637.29'	646.88'

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2016

JOB NUMBER: 15-07-08



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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 6 OF 7

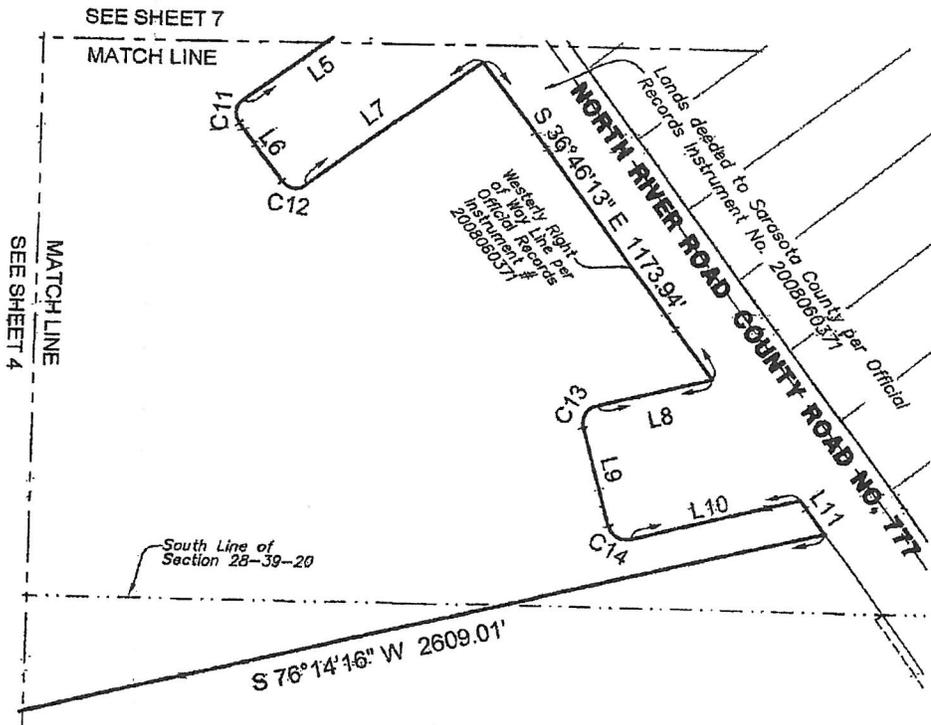


LINE TABLE

LINE	BEARING	DISTANCE
L5	S 53°13'47" W	630.20'
L6	S 36°46'12" E	214.73'
L7	N 53°13'48" E	630.20'
L8	S 75°53'29" W	351.43'
L9	S 16°00'17" E	308.75'
L10	N 79°36'47" E	513.37'
L11	S 36°46'13" E	125.11'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	49.80'	90°00'00"	S 08°13'50" W	70.43'	78.22'
C12	49.80'	90°00'02"	S 81°46'15" E	70.43'	78.22'
C13	55.00'	91°53'04"	S 29°56'46" W	79.06'	88.21'
C14	55.01'	88°55'47"	S 60°28'34" E	77.06'	85.38'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



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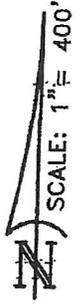
DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08

SKETCH OF DESCRIPTION

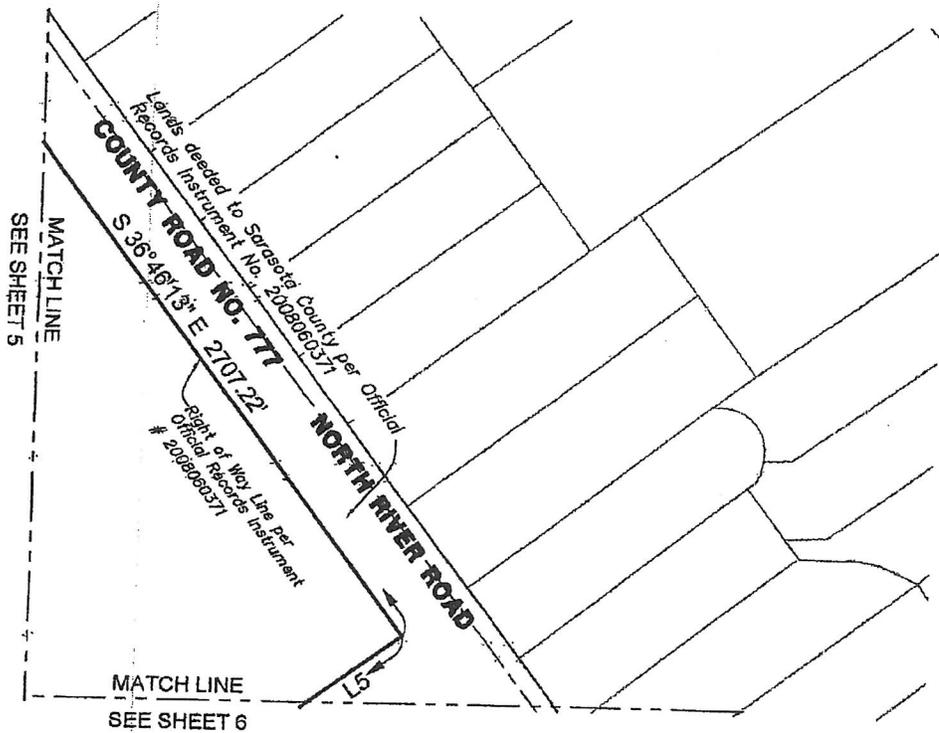
RENAISSANCE AT THE WEST VILLAGES
 IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 7 OF 7



LINE TABLE

LINE	BEARING	DISTANCE
L5	S 53° 13' 47" W	630.20'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

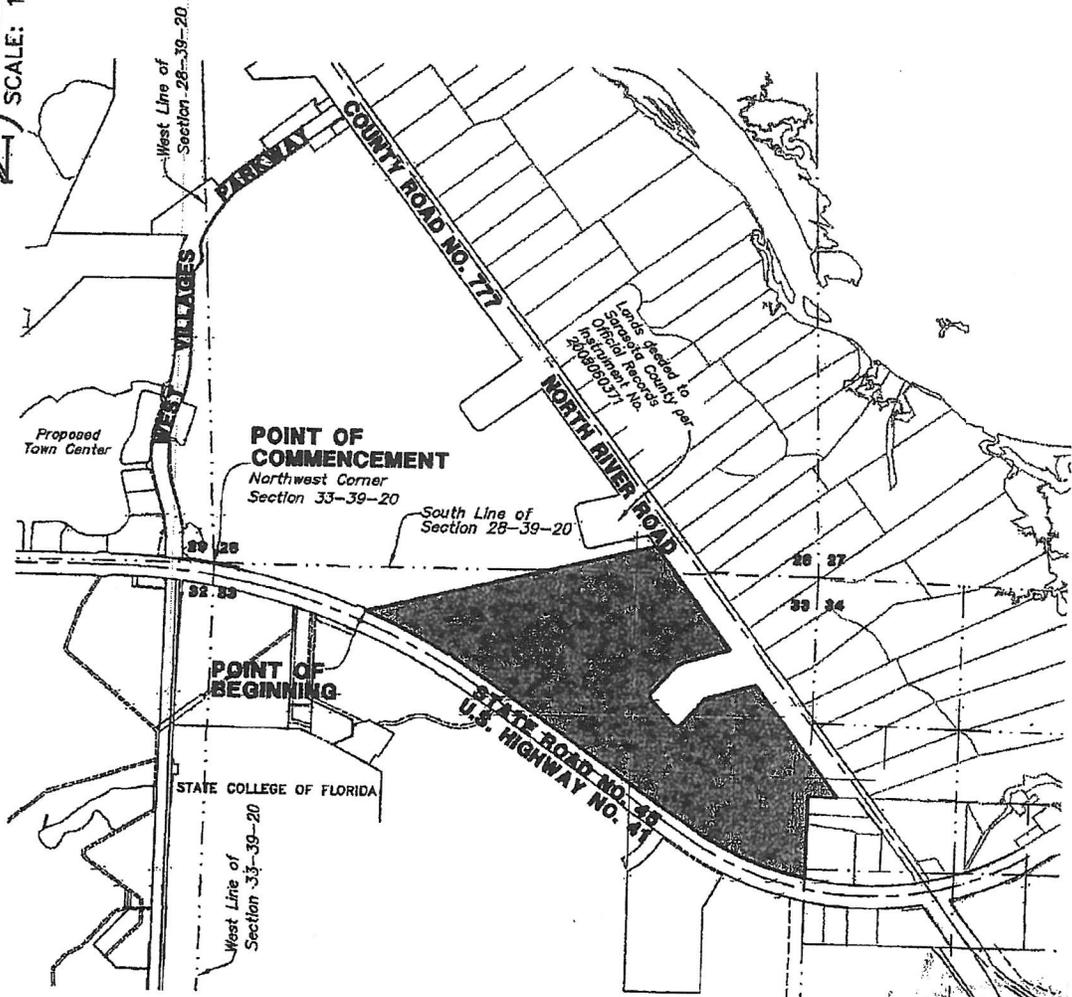
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SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
 IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 1 OF 5

SCALE: 1" = 1500'



- NOTES:**
1. This map does not represent a Boundary Survey. The purpose of this map is to graphically depict the Description shown hereon.
 2. Information taken from Survey of Thomas Ranch, Job No: 14-02-20, dated: March 28, 2014
 3. This survey is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.

Randall E. Britt
 Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



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SKETCH OF DESCRIPTION

SHEET 2 OF 5

OASIS AT THE WEST VILLAGES
IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

DESCRIPTION:

A part of Sections 28, 33, & 34, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of Section 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.00°30'20"W., along the West line of the Northwest Quarter of said Section 33, a distance of 390.93 feet; thence S.89°29'40"E., perpendicular to said West line, a distance of 1350.22 feet to the POINT OF BEGINNING, same being a point on the northerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), per order of taking recorded in Official Records Book 1034, at Page 762, Public records of Sarasota County, Florida; thence N.76°14'16"E., a distance of 2609.01 feet to the westerly right of way line of County Road No. 777 as per deed to Sarasota County per Official Records Instrument No. 2008060371 Public Records of Sarasota County, Florida; thence along said westerly Right of Way line per Official Records Instrument No. 2008060371; the following ten (10) courses: (1) thence S.36°46'13"E., a distance of 1142.65 feet; (2) thence S.73°00'34"W., a distance of 437.32 feet to a point on a curve to the left, having: a radius of 154.99 feet, a central angle of 31°41'04"; a chord bearing of S.57°10'04"W., and a chord length of 84.62 feet; (3) thence along the arc of said curve, an arc length of 85.71 feet; (4) thence S.41°19'36"W., a distance of 302.82 feet to a point on a curve to the left, having: a radius of 50.00 feet, a central angle of 83°48'06"; a chord bearing of S.00°34'31"E., and a chord length of 88.78 feet; (5) thence along the arc of said curve, an arc length of 73.13 feet; (6) thence S.42°23'22"E., a distance of 296.77 feet to a point on a curve to the left, having: a radius of 49.00 feet, a central angle of 96°58'34"; a chord bearing of N.89°07'21"E., and a chord length of 73.38 feet; (7) thence along the arc of said curve, an arc length of 82.94 feet; (8) thence N.40°38'04"E., a distance of 308.73 feet; (9) thence N.73°00'35"E., a distance of 469.59 feet; (10) thence S.36°46'13"E., a distance of 1250.51 feet to the South line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°48'19"W., along said South line, a distance of 261.41 feet; thence S.00°13'37"W., along the West line of the Southwest Quarter of the Northwest Quarter of said Section 34, a distance of 740.48 feet to said northerly Right of Way line of U.S. Highway No. 41, same being a point on a curve to the right, having: a radius of 2807.73 feet, a central angle of 24°13'02"; a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along said northerly Right of Way line of U.S. Highway No. 41, the following seven (7) courses: (1) thence along the arc of said curve, an arc length of 1186.74 feet; (2) thence N.54°22'31"W., a distance of 2172.53 feet to a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 03°43'16"; a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (3) thence along the arc of said curve, an arc length of 376.14 feet; (4) thence N.31°53'06"E., a distance of 16.00 feet thence with a curve to the left, having: a radius of 5807.58 feet, a central angle of 00°30'09"; a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (5) thence along the arc of said curve, an arc length of 50.95 feet; (6) thence S.31°21'44"W., a distance of 16.00 feet thence with a curve to the left, having: a radius of 5791.58 feet, a central angle of 08°11'36"; a chord bearing of N.62°41'45"W., and a chord length of 827.49 feet; (7) thence along the arc of said curve, an arc length of 828.20 feet to the POINT OF BEGINNING.

Parcel contains 4,909,963 Square Feet, or 112.7172 Acres more or less

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

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

SKETCH OF DESCRIPTION

SHEET 3 OF 5

OASIS AT THE WEST VILLAGES
IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

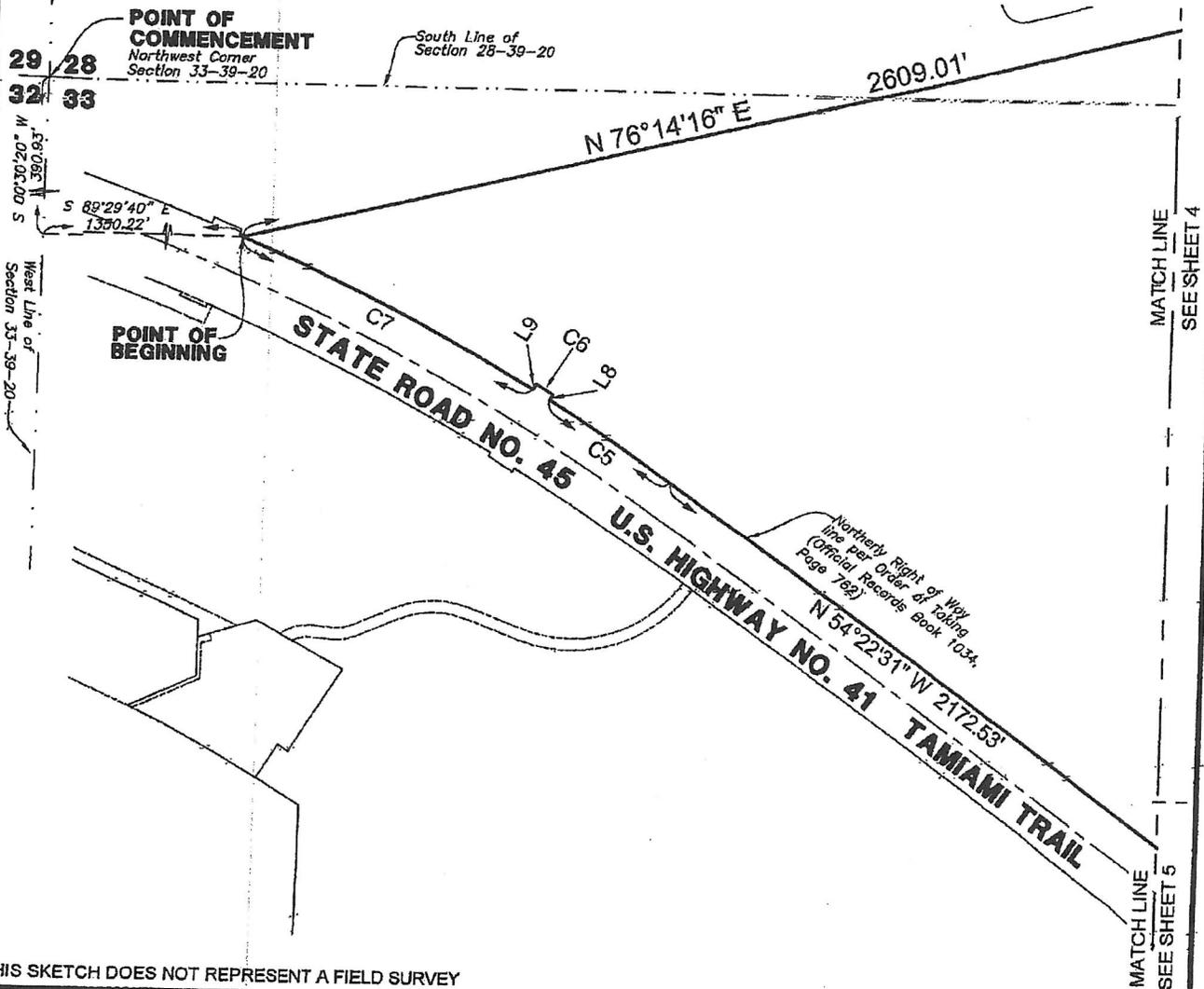


LINE TABLE

LINE	BEARING	DISTANCE
L8	N 31°53'06" E	16.00'
L9	S 31°21'44" W	16.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	5791.58'	3°43'16"	N 56°14'10" W	376.08'	376.14'
C6	5807.58'	0°30'09"	N 58°20'53" W	50.95'	50.95'
C7	5791.58'	8°11'36"	N 62°41'45" W	827.49'	828.20'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 4 OF 5

OASIS AT THE WEST VILLAGES
IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

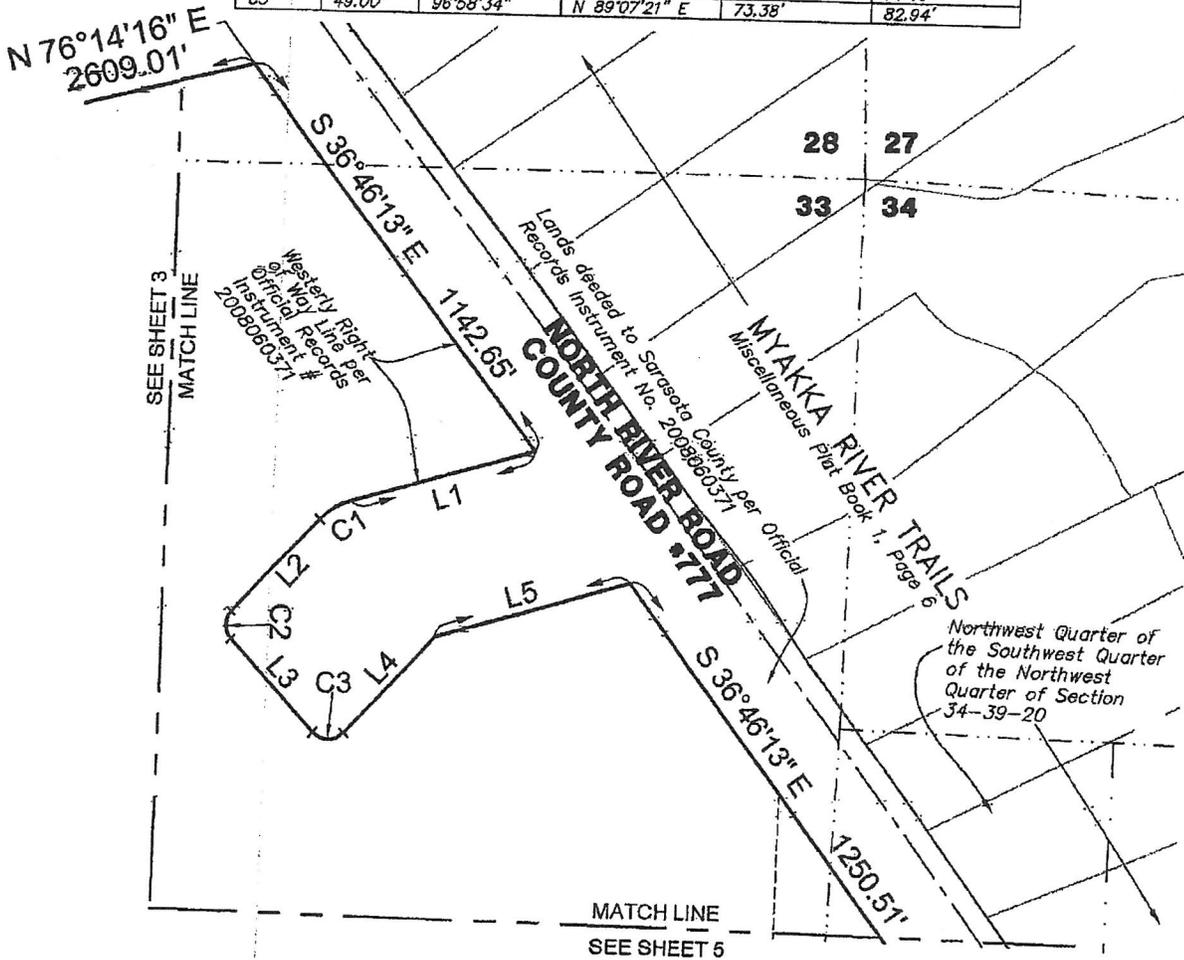


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°00'34" W	437.32'
L2	S 41°19'36" W	302.82'
L3	S 42°23'22" E	296.77'
L4	N 40°38'04" E	308.73'
L5	N 73°00'35" E	469.59'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	154.99'	31°41'04"	S 57°10'04" W	84.62'	85.71'
C2	50.00'	83°48'06"	S 00°34'31" E	66.78'	73.13'
C3	49.00'	96°58'34"	N 89°07'21" E	73.38'	82.94'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015
JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6838
 600 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
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SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
 IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 5 OF 5

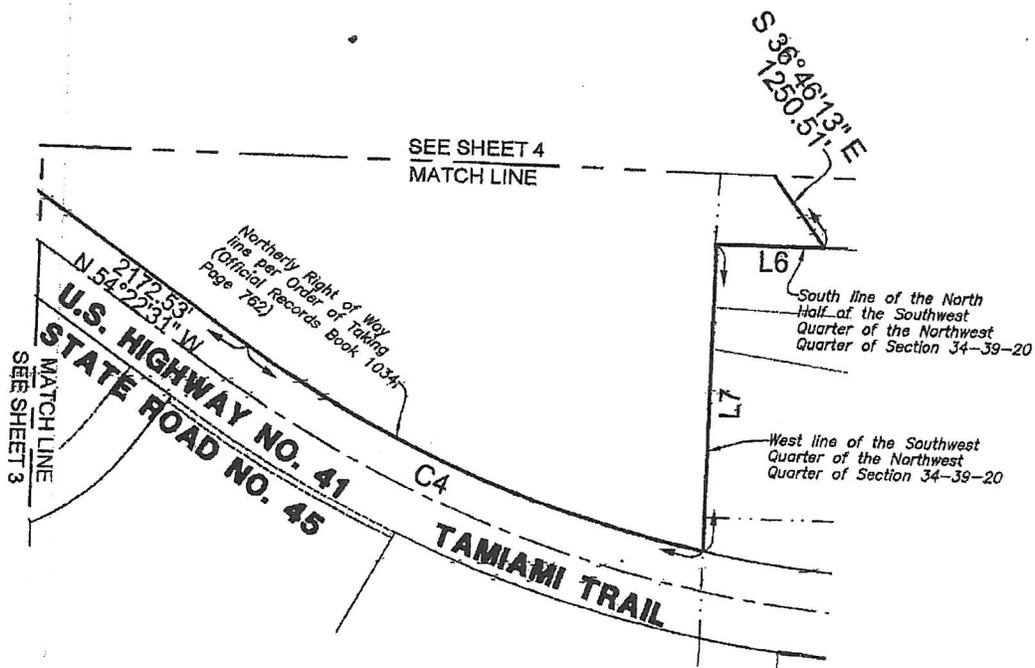


LINE TABLE

LINE	BEARING	DISTANCE
L6	N 89°48'19" W	261.41'
L7	S 00°13'37" W	740.48'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	2807.73'	24°13'02"	N 66°29'02" W	1177.92'	1186.74'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
 Email: bsl@brittsurveying.com

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



VILLAGE B
TOTAL UNITS : 1200

PROJECT INGRESS/
EGRESS

W. VILLAGES PKWY

N. RIVER ROAD

EXISTING DITCH

PROJECT INGRESS/
EGRESS

TEMPORARY CONSTRUCTION ACCESS
AND EMERGENCY ACCESS

PROJECT INGRESS/
EGRESS

U.S. 41 / S. TAMAMI TRAIL

- LEGEND:**
- OPEN SPACE LOCATION
 - LAKES
 - WETLAND

NOTES:
PROPOSED UTILITY SHALL BE PROVIDED
CENTRAL POTABLE WATER AND WASTEWATER
OWNED AND MAINTAINED BY CITY OF
NORTH PORT.

RENAISSANCE SITE DATA TABLE	
PROJECT ACRES	: 247.46 ACRES
ZONING	: V -- VILLAGE
BUILDING HEIGHT	: 50' (MAX)

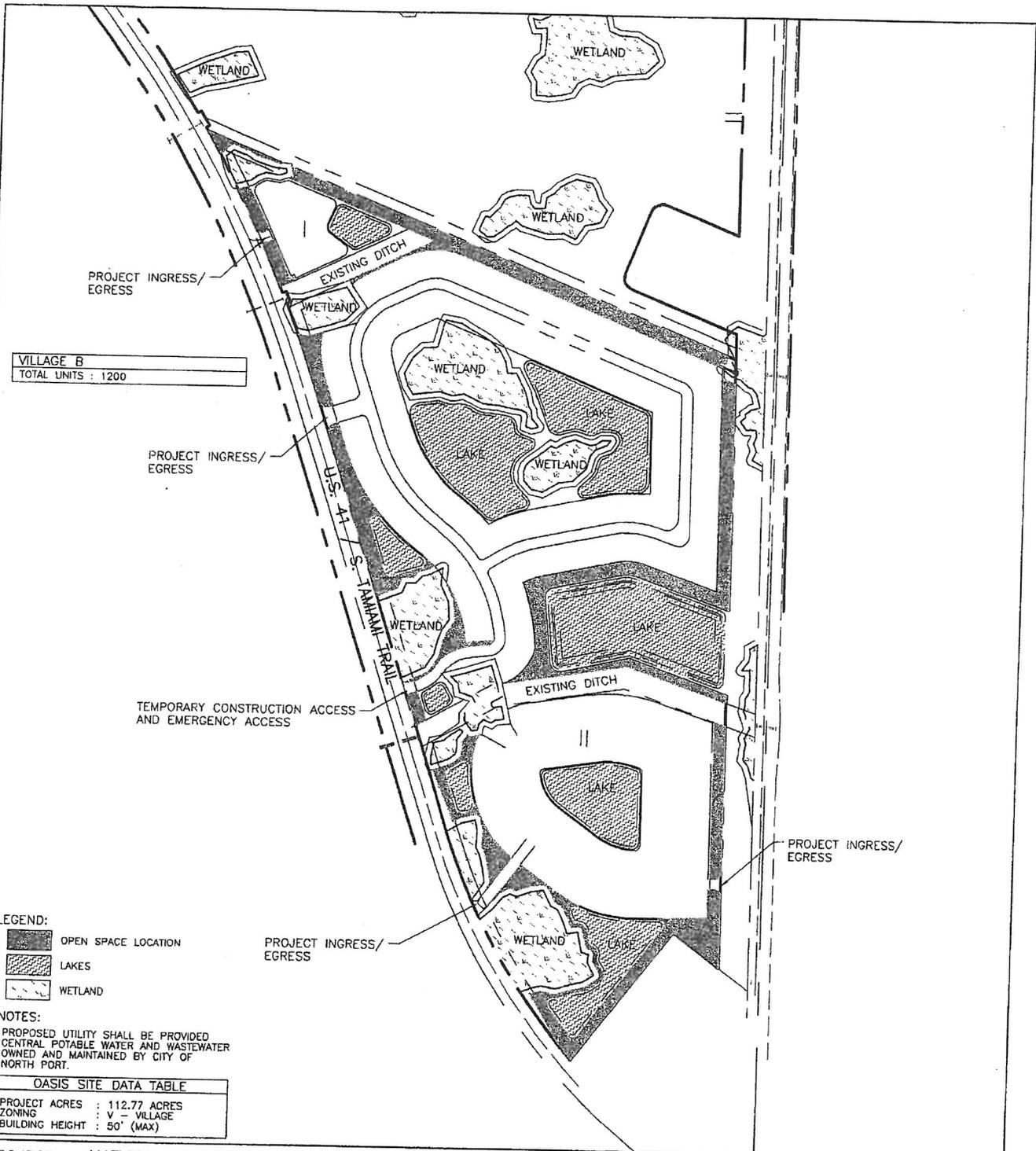
PROJECT: WEST VILLAGES : VILLAGE B -- RENAISSANCE
CLIENT: THOMAS RANCH LAND PARTNERS VILLAGES I,LLLP AND WEST VILLAGES PARKWAY EAST, LLLP.

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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to the architect.

MASTER DEVELOPMENT CONCEPT PLAN			
SCALE:	1" = 600'	DATE:	10/13
SIC:	28,33,3439S	REV NO:	
PROJECT NO:	215612617	DRAWING NO:	215612617-03C-807EX
GRAPHIC NO. / E.A.P. NO.:	DNS/103302	SHEET NO.:	1 OF 2





PROJECT: WEST VILLAGES : VILLAGE B - OASIS

CLIENT: THOMAS RANCH LAND PARTNERS VILLAGES I, LLLP AND WEST VILLAGES PARKWAY EAST, LLLP.



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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

MASTER DEVELOPMENT CONCEPT PLAN

SCALE:	1" = 600'	DATE:	10/16/15
SEC:	28,33,34,39S	TWP:	20E
PROJECT NO.:	215612617	INDEX TO:	215612617-04C-803EX
DRWN BY/EMP NO.:	RTD/89450	SHEET NO.:	2 OF 2

EXHIBIT "E" SKETCH

SHEET 1 OF 2

IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA

BLACKBURN CONSOLIDATED HOLDINGS, LLC.
(P.I.D.#0760-00-3020)

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
SECTION 21-39-20

POINT OF BEGINNING

NORTH RIVER ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
SECTION 17502-2902-
R.P.B. 2, PAGE 4A

SOUTH LINE OF SECTION 20-39-20

WEST VILLAGES PARKWAY
WEST ASSOCIATES, LLLP.
(P.I.D.#0777-00-1325)

DRAINAGE EASEMENT
(189,050.99 SQ.FT.
MORE OR LESS)



ABBREVIATION LEGEND

- P.I.D. PARCEL IDENTIFICATION NUMBER
- C.R.I. OFFICIAL RECORDS INSTRUMENT
- R/W RIGHT OF WAY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

- * BEARINGS ARE BASED ON THE WEST LINE OF SECTION 21-39-20. A BEARING OF N.03°31'33"E. WAS USED AS SHOWN HEREON.
- * THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C10	53.00	90°00'00"	83.25	74.95	S.08°13'47"W.
C11	53.00	90°00'01"	83.25	74.95	S.81°46'14"E.

(NOT VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2, SIGNED IN INK WITH EMBOSSED SEAL)

DWG FILE: TRLP07E2.DWG

REVISIONS:

DRAINAGE EASEMENT		PROJECT NAME: THE PRESERVE		PROJECT NO:	
PA	PARC	DRAWN	RRN	DATE	08-14-15
		CHECKED		DATE	
				SCALE	1"=200'
				JOB NO.	TRLP-0001



EXHIBIT " _ " DESCRIPTION

SHEET 2 OF 2

IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION

THAT PART OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 21, N.03°31'33"E., 445.09 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF PARCEL 100 B AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2008060371, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID WESTERLY LINE OF PARCEL 100 B, S.36°46'13"E., 481.12 FEET TO THE POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE CONTINUING ALONG THE SAID WESTERLY LINE OF PARCEL 100 B, THE FOLLOWING FIVE (5) CALLS: (1) THENCE S.53°13'47"W., 323.00 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO EAST, HAVING A RADIUS OF 53.00 FEET AND A DELTA ANGLE OF 90°00'00", WHOSE CHORD BEARS S.08°13'47"W.; (2) THENCE ALONG SAID CURVE, SOUTHERLY AND IN A COUNTERCLOCKWISE DIRECTION, 83.25 FEET; (3) THENCE S.36°46'13"E., 400.00 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO NORTH, HAVING A RADIUS OF 53.00 FEET AND A DELTA ANGLE OF 90°00'01" WHOSE CHORD BEARS S.81°46'14"E.; (4) THENCE ALONG SAID CURVE, EASTERLY AND IN A COUNTERCLOCKWISE DIRECTION, 83.25 FEET; (5) THENCE N.53°13'46"E., 323.00 FEET; THENCE LEAVING SAID WESTERLY LINE OF PARCEL 100 B, N.36°46'13"W., 506.00 TO THE POINT OF BEGINNING AND CONTAINING 189,050.99 SQUARE FEET OR 4.340 ACRES MORE OR LESS.

BY:

RONALD R. NOURSE, P.S.M., FLORIDA CERTIFICATE NO. 8026 DATE
8340 CONSUMER COURT SARASOTA, FLORIDA 34240
PHONE (941) 377-9178

(NOT VALID UNLESS ACCOMPANIED BY SHEET 1
OF 2 AND SIGNED IN INK WITH EMBOSSED SEAL)

DRAINAGE EASEMENT

PROJECT NAME: THE PRESERVE

PROJECT NO:

PARCEL NO.	DRAWN	RRN	DATE	SCALE
_____			08-14-15	1"=200'
PARCEL = 189050.99 SQ.FT. ±	CHECKED		DATE	JOB NO. TRLP-0001

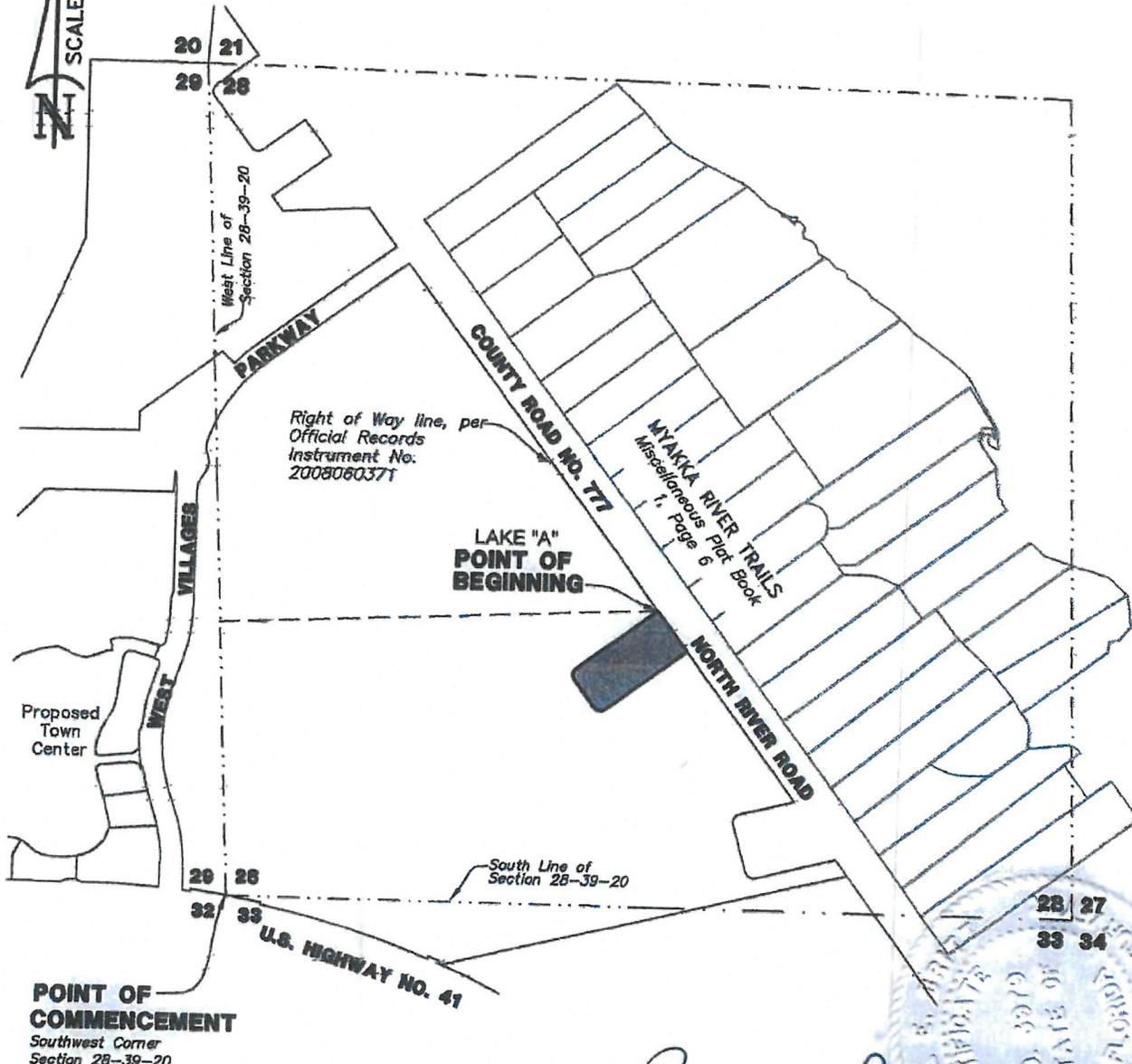
REVISIONS:

DWG FILE: TRLP01E2.DWG

SKETCH OF DESCRIPTION
 RENAISSANCE AT THE WEST VILLAGES
 IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA
 LAKE "A"

SHEET 1 OF 3

SCALE: 1" = 1000'



Randall E. Britt
 Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979
 Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS VILLAGE 1, LLLP

DATE: AUGUST 20, 2015

JOB NUMBER: 15-08-12



BRITT SURVEYING, INC.

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



SKETCH OF DESCRIPTION
RENAISSANCE AT THE WEST VILLAGES
IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 2 OF 3

DESCRIPTION:

A part of lands deeded to Sarasota County, Florida, in Official Records Instrument No. 2008060371, Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest corner of Section 28, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the West line of the Southwest Quarter of said Section 28, a distance of 1737.27 feet; thence N.87°10'54"E., perpendicular to said West line of Section 28, a distance of 2735.23 feet to the westerly Right of Way line of County Road No. 777 as per deed to Sarasota County per Official Records Instrument No. 2008060371, Public Records of Sarasota County, Florida for the POINT OF BEGINNING; thence S.36°46'13"E., leaving said westerly Right of Way line of County Road No. 777, a distance of 314.33 feet returning to said Right of Way Line of said County Road No. 777; thence along said westerly Right of Way line of County Road No. 777, the following five (5) courses: (1) thence S.53°13'48"W., a distance of 630.20 feet to a point on a curve to the right, having: a radius of 49.80 feet, a central angle of 90°00'02"; a chord bearing of N.81°46'15"W., and a chord length of 70.43 feet; (2) thence along the arc of said curve, an arc length of 78.22 feet; (3) thence N.36°46'12"W., a distance of 214.73 feet to a point on a curve to the right, having: a radius of 49.80 feet, a central angle of 90°00'00"; a chord bearing of N.08°13'50"E., and a chord length of 70.43 feet; (4) thence along the arc of said curve, an arc length of 78.22 feet; (5) thence N.53°13'47"E., a distance of 630.20 feet to the POINT OF BEGINNING.

Parcel contains 212,679 Square Feet, or 4.8824 Acres more or less

All being in Section 28, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida.

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS VILLAGE 1, LLLP

DATE: AUGUST 20, 2015
JOB NUMBER: 15-08-12



BRITT SURVEYING, INC.

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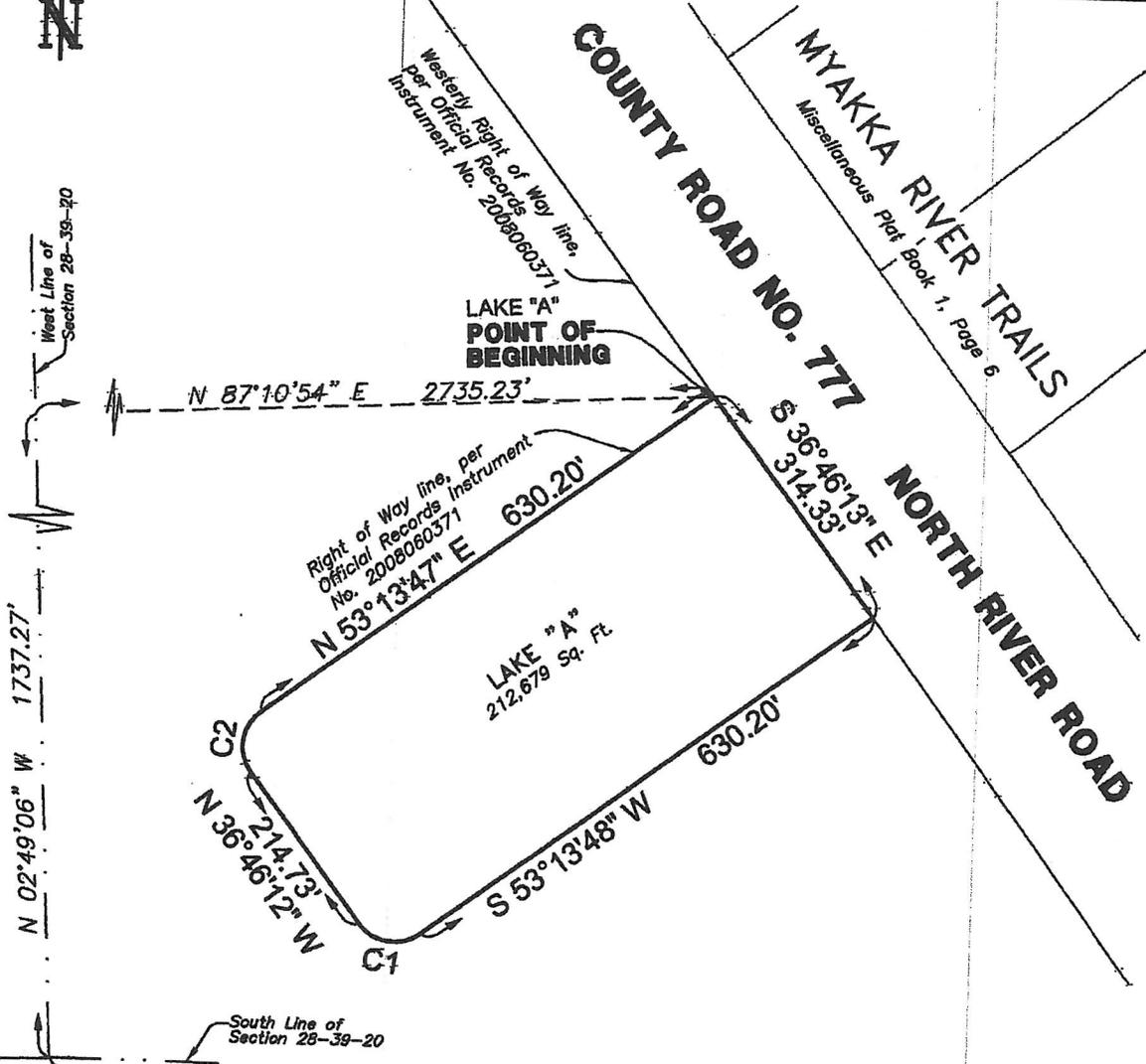
SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
 IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA
 LAKE "A"

SHEET 3 OF 3



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	49.80'	90°00'02"	N 81°46'15" W	70.43'	78.22'
C2	49.80'	90°00'00"	N 08°13'50" E	70.43'	78.22'



POINT OF COMMENCEMENT
 Southwest Corner
 Section 28-39-20

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS VILLAGE 1, LLLP



BRITT SURVEYING, INC.

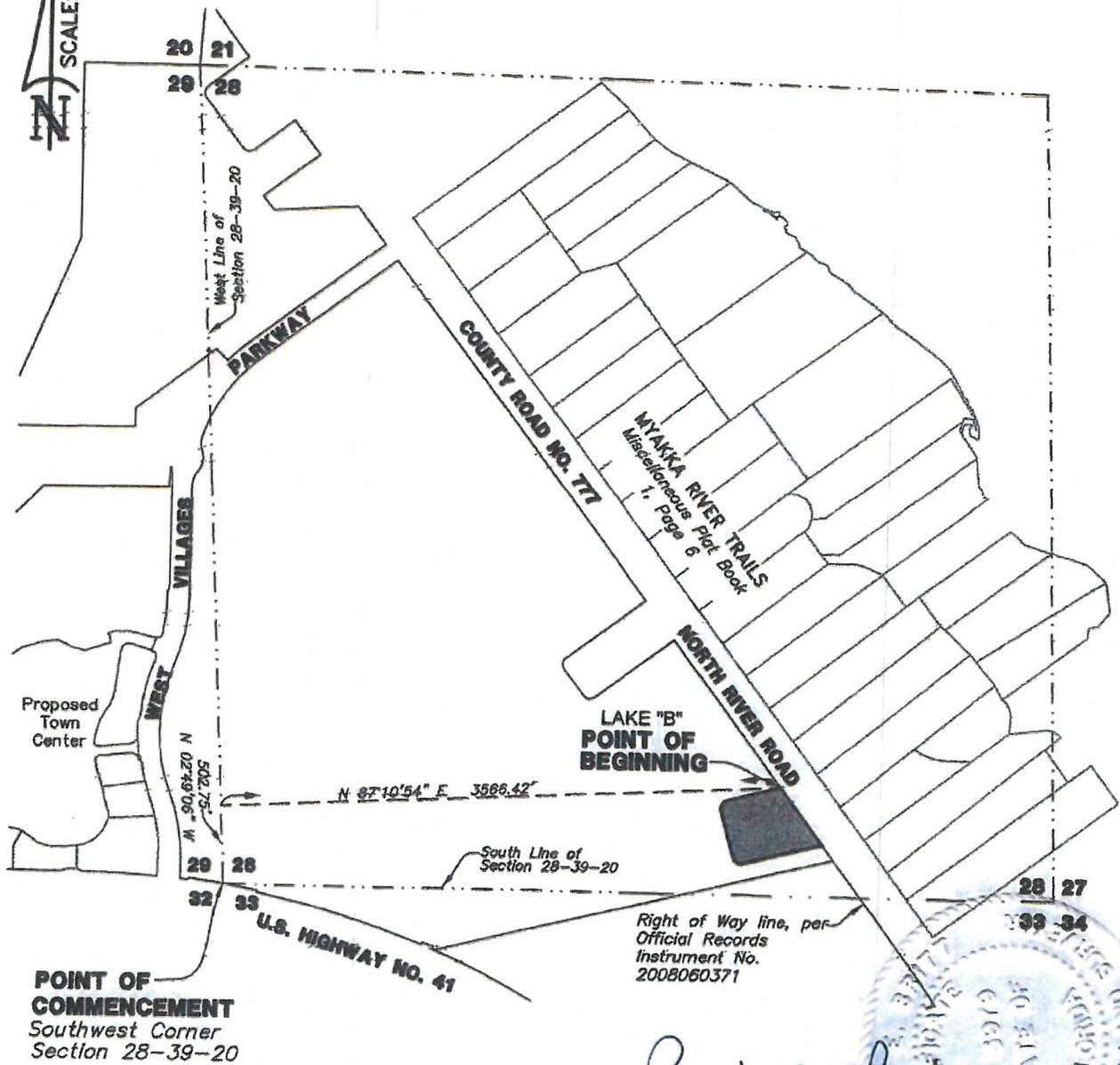
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 808 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax (941) 484-5766
 Email: bsi@brittsurveying.com

DATE: AUGUST 20, 2015
 JOB NUMBER: 15-08-12

SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA
LAKE "B"

SHEET 1 OF 3



Randall E. Britt
Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979
Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS VILLAGE 1, LLLP

DATE: AUGUST 20, 2015

JOB NUMBER: 15-08-12



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.S. 6636
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax (941) 484-5766
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION
RENAISSANCE AT THE WEST VILLAGES
IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA
LAKE "B"

SHEET 2 OF 3

DESCRIPTION:

A part of lands deeded to Sarasota County, Florida, in Official Records Instrument No. 2008060371, Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest corner of Section 28, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the West line of the Southwest Quarter of said Section 28, a distance of 502.75 feet; thence N.87°10'54"E., perpendicular to said West line of Section 28, a distance of 3566.42 feet to the westerly Right of Way line of County Road No. 777 as per deed to Sarasota County per Official Records Instrument No.2008060371 Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence S.36°46'13"E., leaving said westerly Right of Way line of County Road No. 777, a distance of 448.72 feet Returning to said westerly Right of Way line of County Road No. 777; thence along said westerly Right of Way line of County Road No. 777, the following five (5) courses: (1) S.75°36'47"W., a distance of 513.37 feet to a point on a curve to the right, having: a radius of 55.01 feet, a central angle of 88°55'47"; a chord bearing of N.60°28'34"W., and a chord length of 77.06 feet; (2) thence along the arc of said curve, an arc length of 85.38 feet; (3) thence N.16°00'17"W., a distance of 306.75 feet to a point on a curve to the right, having: a radius of 55.00 feet, a central angle of 91°53'04"; a chord bearing of N.29°56'46"E., and a chord length of 79.06 feet; (4) thence along the arc of said curve, an arc length of 88.21 feet; (5) thence N.75°53'29"E., a distance of 351.43 feet to the POINT OF BEGINNING.

Parcel contains 201,491 Square Feet, or 4.6256 Acres more or less

All being in Section 28, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida.

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS VILLAGE 1, LLLP

DATE: AUGUST 20, 2015
JOB NUMBER: 15-08-12



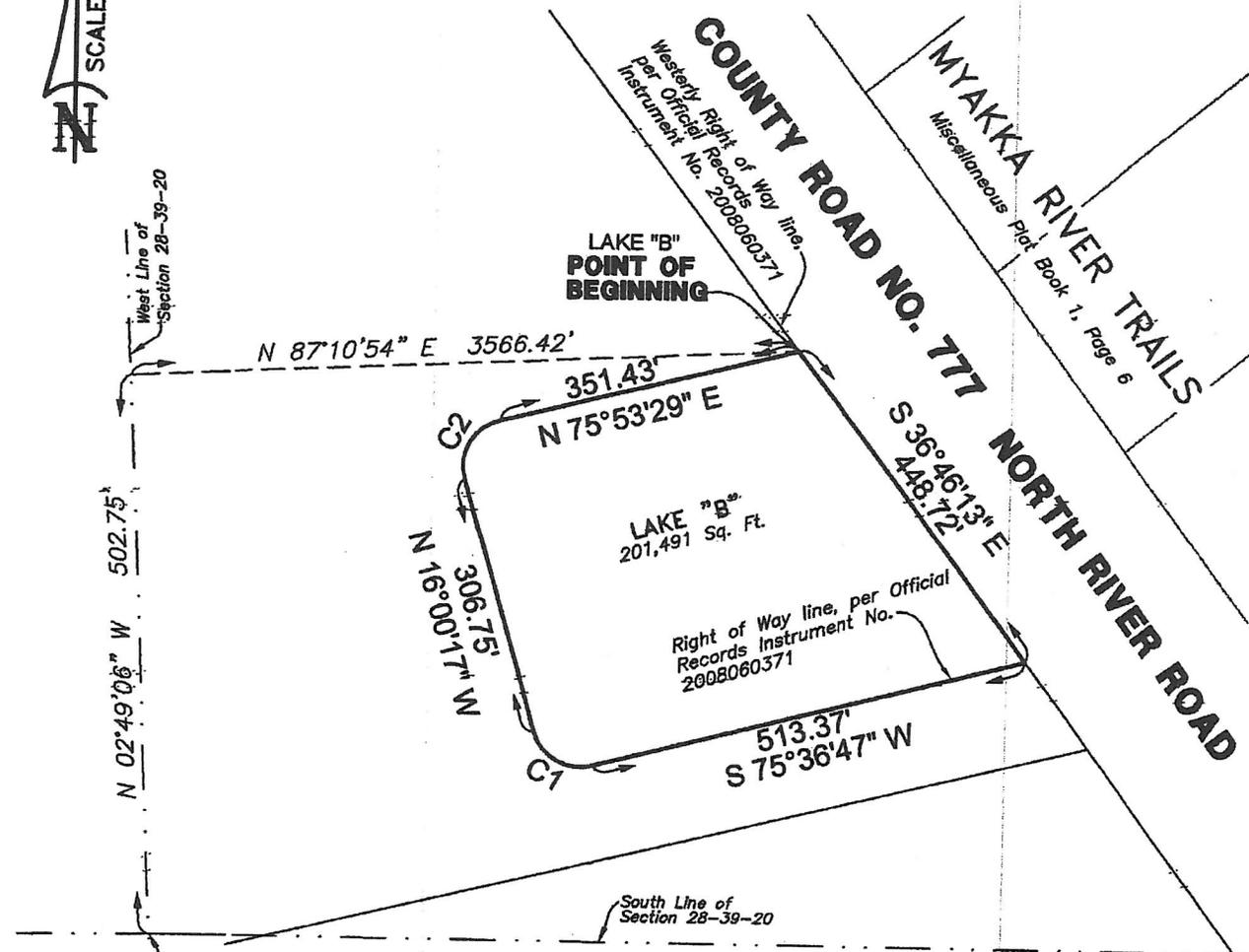
BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
 IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA
 LAKE "B"

SHEET 3 OF 3



POINT OF COMMENCEMENT
 Southwest Corner
 Section 28-39-20

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	55.01'	88°55'47"	N 60°28'34" W	77.06'	85.38'
C2	55.00'	91°53'04"	N 29°56'46" E	79.06'	88.21'

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS VILLAGE 1, LLLP



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO: L.B. 6698
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
 Email: bsi@brittsurveying.com

DATE: AUGUST 20, 2015

JOB NUMBER: 15-08-12

EXHIBIT "G" SKETCH

SHEET 1 OF 2

IN SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA

BLACKBURN CONSOLIDATED HOLDINGS, LLC.
(P.I.D.#0760-00-3020)

DRAINAGE EASEMENT
(252,988.40 SQ.FT. MORE OR LESS)

POINT OF BEGINNING
SOUTHWEST CORNER OF
SECTION 21-38-20

NORTH RIVER ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RIGHT OF WAY PER F.D.O.T. R/W MAP-
SECTION 17502-2902- R.P.B. 2, PAGE 4A)

SOUTH LINE OF SECTION 20-39-20

N.21°04'18"E.
73.11'

WEST VILLAGES PARKWAY
WEST ASSOCIATES, LLLP.
(P.I.D.#0777-00-1325)

WESTERLY LINE
OF PARCEL
100 B

SARASOTA COUNTY
PARCEL 100 B
(O.R.I.#2008060371)



ABBREVIATION LEGEND
P.I.D. PARCEL IDENTIFICATION NUMBER
O.R.I. OFFICIAL RECORDS INSTRUMENT
R/W RIGHT OF WAY
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:
• BEARINGS ARE BASED ON THE WEST LINE OF SECTION 21-39-20, A BEARING OF N.03°31'33"E. WAS USED AS SHOWN HEREON.
• THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C10	53.00	90°00'00"	83.25	74.95	S.08°13'47"W.
C11	53.00	90°00'01"	83.25	74.95	S.81°46'14"E.
C12	1350.00	15°50'25"	373.23	372.04	N.28°51'01"W.
C13	750.00	32°09'29"	420.95	415.44	N.52°50'57"W.

(NOT VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2, SIGNED IN INK WITH EMBOSSED SEAL)

DRAINAGE EASEMENT

PROJECT NAME: THE PRESERVE
PROJECT NO:

DRAWN	RRN	DATE	OB-13-15	SCALE	1"=200'
CHECKED		DATE		JOB NO.	TRLP-0001



DWG FILE: TRLP01E1.DWG

REVISIONS:

EXHIBIT " _ " DESCRIPTION

SHEET 2 OF 2

IN SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION

THAT PART OF SECTIONS 21, 28, AND 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21, N.03°31'33"E., 445.09 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF PARCEL 100 B AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2008060371, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID WESTERLY LINE OF PARCEL 100 B THE FOLLOWING EIGHT (8) CALLS: (1) THENCES.36°46'13"E., 481.12 FEET; (2) THENCE S.53°13'47"W., 323.00 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO EAST, HAVING A RADIUS OF 53.00 FEET AND A DELTA ANGLE OF 90°00'00", WHOSE CHORD BEARS S.08°13'47"W.; (3) THENCE ALONG SAID CURVE, SOUTHERLY AND IN A COUNTERCLOCKWISE DIRECTION, 83.25 FEET; (4) THENCE S.36°46'13"E., 400.00 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO NORTH, HAVING A RADIUS OF 53.00 FEET AND A DELTA ANGLE OF 90°00'01" WHOSE CHORD BEARS S.81°46'14"E.; (5) THENCE ALONG SAID CURVE, EASTERLY AND IN A COUNTERCLOCKWISE DIRECTION, 83.25 FEET; (6) THENCE N.53°13'46"E., 323.00 FEET; (7) THENCE S.36°46'13"E., 272.46 FEET; (8) THENCE S.53°13'47"W., 450.58 FEET; THENCE LEAVING SAID WESTERLY LINE OF PARCEL 100 B, N.27°56'11"W., 21.62 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS LIES S.69°04'12"W., 1350.00 FEET FROM LAST SAID POINT, HAVING A DELTA ANGLE OF 15°50'25" AND WHOSE CHORD BEARS N.28°51'01"W.; THENCE ALONG LAST SAID CURVE, NORTHERLY AND IN A COUNTERCLOCKWISE DIRECTION, 373.23 FEET; THENCE N.36°46'13"W., 214.36 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 750.00 FEET AND A DELTA ANGLE OF 32°09'29", WHOSE CHORD BEARS N.52°50'57"W.; THENCE ALONG LAST SAID CURVE, WESTERLY AND IN A COUNTERCLOCKWISE DIRECTION, 420.95 FEET; THENCE N.21°04'18"E., 73.11 FEET TO THE SOUTH LINE OF SECTION 20, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG LAST SAID SOUTH LINE, S.89°37'21"E., 202.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 252,988.40 SQUARE FEET OR 5.808 ACRES MORE OR LESS.

BY: _____
RONALD R. NOURSE, P.S.M., FLORIDA CERTIFICATE NO. 8028 DATE _____
8340 CONSUMER COURT SARASOTA, FLORIDA 34240
PHONE (841) 377-9178

(NOT VALID UNLESS ACCOMPANIED BY SHEET 1
OF 2 AND SIGNED IN INK WITH EMBOSSED SEAL)

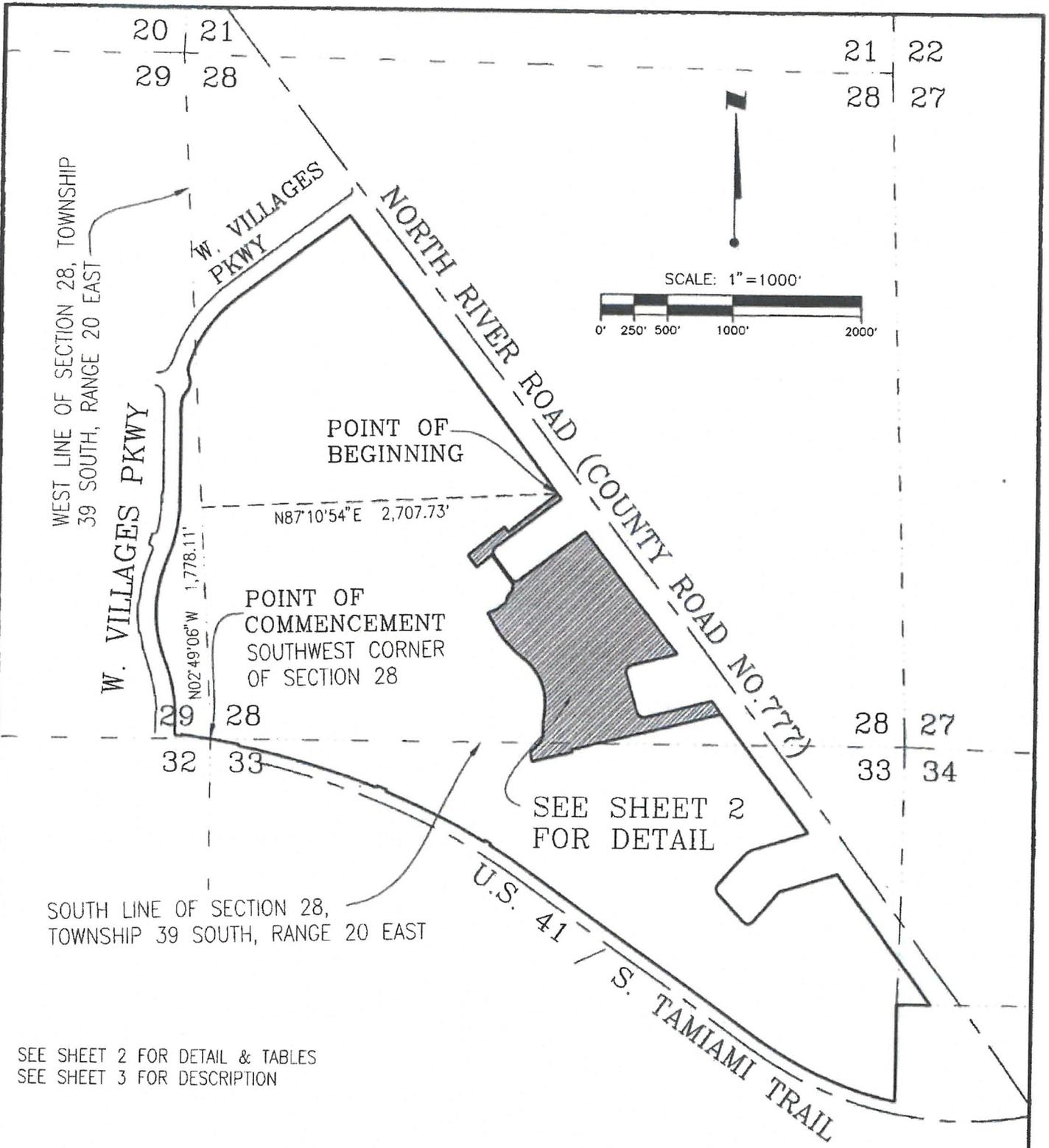
DRAINAGE EASEMENT

PROJECT NAME: THE PRESERVE
PROJECT NO: _____

PARCEL NO. _____	DRAWN	RRN	DATE	08-13-15	SCALE 1"=200'
PARCEL = 252988 SQ.FT. ±	CHECKED		DATE		JOB NO. TRLP-0001

REVISIONS:

DWG FILE: TRLP01E1.DWG



SEE SHEET 2 FOR DETAIL & TABLES
 SEE SHEET 3 FOR DESCRIPTION

This is NOT a Survey and Not valid without all sheets.

FOR: Thomas Ranch Land Partners Villages 1, LLLP and West Villages Parkway East, LLLP
 SKETCH & DESCRIPTION OF
 VILLAGE B PARK LYING IN SECTIONS 28 &
 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

IASN CODE 870	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215612617v-sk0001
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 License# Business Number 7866

DRAWING INDEX NO:
215612617v-sk0001

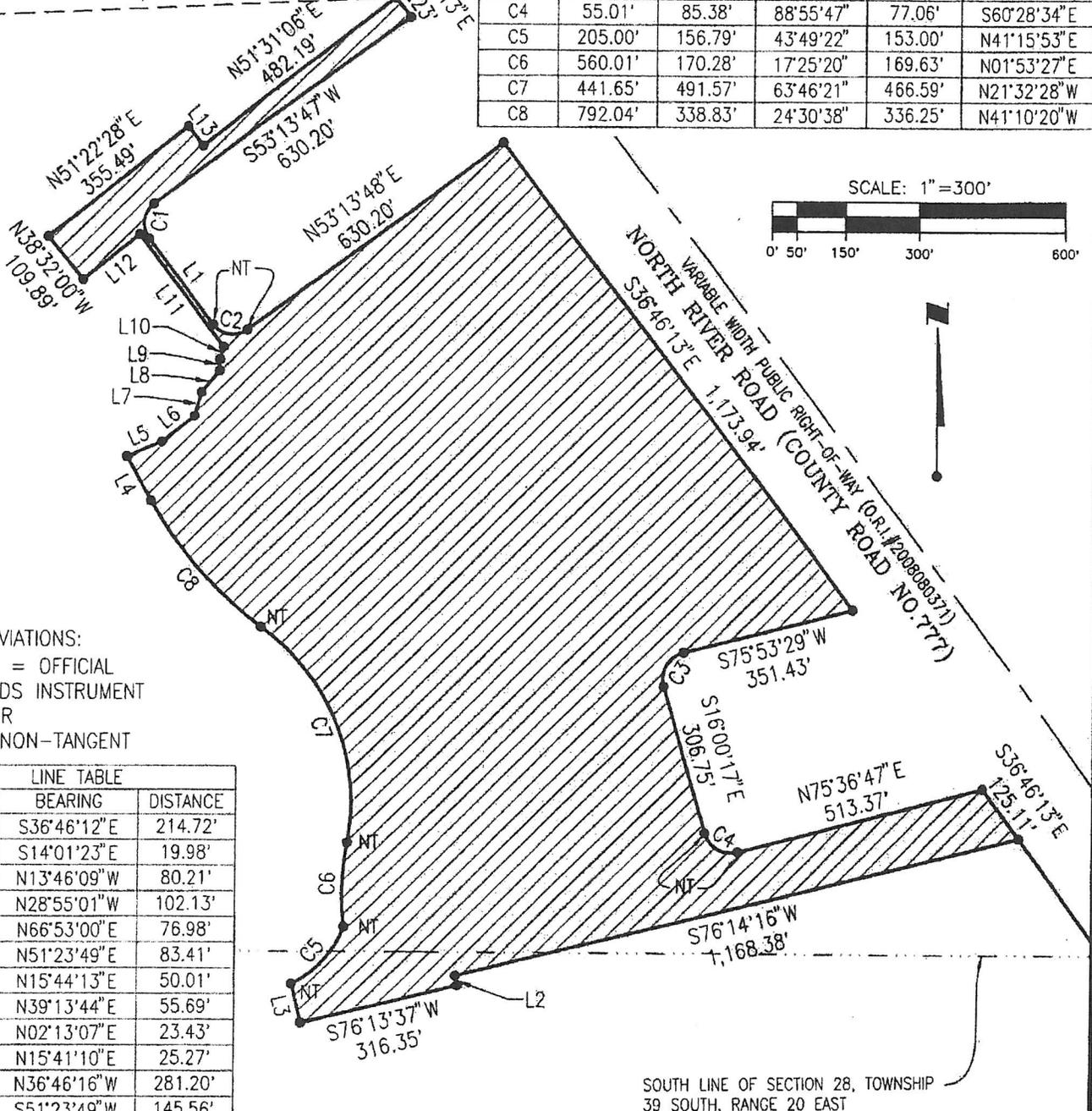
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OF 3

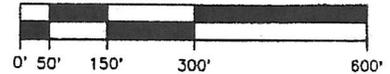
POINT OF BEGINNING

S87°10'54"W
2,707.73'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	49.80'	78.22'	90°00'00"	70.42'	S08°13'50"W
C2	49.80'	78.22'	90°00'02"	70.42'	S81°46'15"E
C3	55.00'	88.21'	91°53'04"	79.06'	S29°56'46"W
C4	55.01'	85.38'	88°55'47"	77.06'	S60°28'34"E
C5	205.00'	156.79'	43°49'22"	153.00'	N41°15'53"E
C6	560.01'	170.28'	17°25'20"	169.63'	N01°53'27"E
C7	441.65'	491.57'	63°46'21"	466.59'	N21°32'28"W
C8	792.04'	338.83'	24°30'38"	336.25'	N41°10'20"W



SCALE: 1"=300'



ABBREVIATIONS:
O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
NT = NON-TANGENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°46'12"E	214.72'
L2	S14°01'23"E	19.98'
L3	N13°46'09"W	80.21'
L4	N28°55'01"W	102.13'
L5	N66°53'00"E	76.98'
L6	N51°23'49"E	83.41'
L7	N15°44'13"E	50.01'
L8	N39°13'44"E	55.69'
L9	N02°13'07"E	23.43'
L10	N15°41'10"E	25.27'
L11	N36°46'16"W	281.20'
L12	S51°23'49"W	145.56'
L13	S38°36'11"E	49.50'

SOUTH LINE OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 20 EAST

SEE SHEET 1 FOR OVERALL
SEE SHEET 3 FOR DESCRIPTION

This is NOT a Survey and Not valid without all sheets.

FOR: Thomas Ranch Land Partners Villages 1, LLLP and West Villages Parkway East, LLLP

SKETCH & DESCRIPTION OF
VILLAGE B PARK LYING IN SECTIONS 28 &
33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 870	DRAWN BY: JWB	CHECKED BY: RRC	CAD FILE: 215612617v-sk0001	PROJECT NO: 215612617	SHEET 2 OF 3	DRAWING INDEX NO: 215612617v-sk0001	REV:
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A tract of land lying in Sections 28 and 33, Township 39 South, Range 20 East, within the City of North Port, Sarasota County, Florida and described as follows:

Commence at the southwest corner of said Section 28; thence N.02°49'06"W., along the west line of said Section 28, a distance of 1,778.11 feet; thence N.87°10'54"E., a distance of 2,707.73 feet to the POINT OF BEGINNING, said point being on the westerly right-of-way line of North River Road (County Road 777, a variable width public right-of-way) as recorded Official Records Instrument Number 2008060371, in the Public Records of Sarasota County, Florida; thence along said westerly right-of-way line for the following thirteen (13) calls; (1) thence S.36°46'13"E., a distance of 49.23 feet; (2) thence S.53°13'47"W., a distance of 630.20 feet to the point of curvature of a curve to the left having a radius of 49.80 feet and a central angle of 90°00'00"; (3) thence southerly along the arc of said curve, a distance of 78.22 feet to the point of tangency of said curve; (4) thence S.36°46'12"E., a distance of 214.72 feet to the point of curvature of a non-tangent curve to the left, having a radius of 49.80 feet and a central angle of 90°00'02"; (5) thence easterly along the arc of said curve, a distance of 78.23 feet, said curve having a chord bearing and distance of S.81°46'15"E., 70.42 feet, to the end of said curve; (6) thence N.53°13'48"E., non-tangent to the last stated curve, a distance of 630.20 feet; (7) thence S.36°46'13"E., a distance of 1,173.94 feet; (8) thence S.75°53'29"W., a distance of 351.43 feet to the point of curvature of a curve to the left having a radius of 55.00 feet and a central angle of 91°53'04"; (9) thence southwesterly along the arc of said curve, a distance of 88.21 feet to the point of tangency of said curve; (10) thence S.16°00'17"E., a distance of 306.75 feet to the point of curvature of a non-tangent curve to the left, having a radius of 55.01 feet and a central angle of 88°55'47"; (11) thence southeasterly along the arc of said curve, a distance of 85.38 feet, said curve having a chord bearing and distance of S.60°28'34"E., 77.06 feet, to the end of said curve; (12) thence N.75°36'47"E., non-tangent to the last state curve, a distance of 513.37 feet; (13) thence S.36°46'13"E., a distance of 125.12 feet; thence S.76°14'16"W., a distance of 1,168.38 feet; thence S.14°01'23"E., a distance of 19.98 feet; thence S.76°13'37"W., a distance of 316.35 feet; thence N.13°46'09"W., a distance of 80.21 feet to the point of curvature of a non-tangent curve to the left, having a radius of 205.00 feet and a central angle of 43°49'22"; thence northeasterly along the arc of said curve, a distance of 156.79 feet, said curve having a chord bearing and distance of N.41°15'53"E., 153.00 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 560.01 feet and a central angle of 17°25'20"; thence northerly along the arc of said curve, a distance of 170.28 feet, said curve having a chord bearing and distance of N.01°53'27"E., 169.63 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 441.65 feet and a central angle of 63°46'21"; thence northerly along the arc of said curve, a distance of 491.57 feet, said curve having a chord bearing and distance of N.21°32'28"W., 466.59 feet, to the point of reverse curvature of a non-tangent curve to the right having a radius of 792.04 feet and a central angle of 24°30'38"; thence northwesterly along the arc of said curve, a distance of 338.83 feet, having a chord bearing a distance of N.41°10'20"W., 336.25 feet, to the point of tangency of said curve; thence N.28°55'01"W., a distance of 102.13 feet; thence N.66°53'00"E., a distance of 76.98 feet; thence N.51°23'49"E., a distance of 83.41 feet; thence N.15°44'13"E., a distance of 50.01 feet; thence N.39°13'44"E., a distance of 55.69 feet; thence N.02°13'07"E., a distance of 23.43 feet; thence N.15°41'10"E., a distance of 25.27 feet; thence N.36°46'16"W., a distance of 281.20 feet; thence S.51°23'49"W., a distance of 145.56 feet; thence N.38°32'00"W., a distance of 109.89 feet; thence N.51°22'28"E., a distance of 355.49 feet; thence S.38°36'11"E., a distance of 49.50 feet; thence N.51°31'06"E., a distance of 482.19 feet to the POINT OF BEGINNING.

Said tract contains 1,459,567 square feet or 33.0479 acres, more or less.

SEE SHEET 1 FOR OVERALL
SEE SHEET 2 FOR DETAIL & TABLES

Jennie W. Brannon
Jennie W. Brannon, P.S.M.
Florida Registration No. 5041
12/21/2015
Date of Signature

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 28, BEING N.02°49'06"W.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

This is NOT a Survey and Not valid without all sheets.

FOR: Thomas Ranch Land Partners Villages I, LLLP and West Villages Parkway East, LLLP

SKETCH & DESCRIPTION OF
VILLAGE B PARK LYING IN SECTIONS 28 &
33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 870	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215612617v-sk0001	PROJECT NO: 215612617	SHEET 3 OF 3	DRAWING INDEX NO: 215612617v-sk0001	REV:
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