

Antigua at Wellen Park

CERTIFICATE OF OWNERSHIP AND DEDICATION

A Replat of Tract 9 & a Portion of Tract 505 of Wellen Park Village E, Recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida and lying in Sections 33 & 34, Township 39 South, Range 20 East & Section 4, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "ANTIGUA AT WELLEN PARK," and does hereby grant, convey and dedicate the following, subject of the terms of the declaration:

NOTICE

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

NOTICE

- The Declaration of Covenants, Conditions, Restrictions, and Easements for _____ (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
- Tract 300 is a private road right of way under the terms of the Declaration, which will be owned and maintained by the Home Owners Association, and the use of which will be governed by the Declaration.
- Tracts 400 through 405 are open space areas under the terms of the Declaration, which will be owned and maintained by the Home Owners Association, and the use of which will be governed by the Declaration..
- Tracts 500 through 508 are stormwater management areas, which are being dedicated to the West Villages Improvement District (the "District").
- Tracts 600 through 607 are preservation areas, which are being dedicated to the West Villages Improvement District (the "District").

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the City of North Port, Florida, this ____ day of _____, A.D., 2022.

Mayor, North Port City Commission City Clerk, attest

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording this ____ day of _____, A.D., 2022.

City Attorney, City of North Port Date

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____ of the Public Records of Sarasota County, Florida, this ____ day of _____, A.D., 2022.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

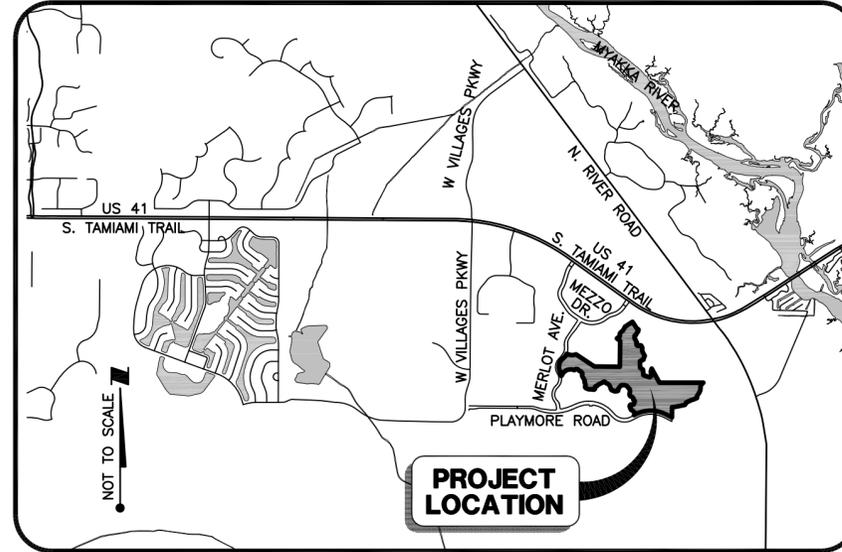
City Engineer Registration No. _____ Date

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Surveyor Florida Certificate No. _____ Date



SITE MAP

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the dedication of the Lake Maintenance & Drainage Easement(s); Lake Maintenance, Landscape & Drainage Easement(s); Access Easement(s); and Drainage Easement(s); Lake Maintenance, Access & Drainage Easement(s) as shown on this plat.

Secretary/Assistant Secretary John Luczynski, Chairman

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this ____ day of _____, 2022, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, for and on behalf of the WEST VILLAGES IMPROVEMENT DISTRICT.

Signature of Notary Public

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING & ZONING ADVISORY BOARD

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, the undersigned, hereby certify that this plat has been officially approved for recording, this ____ day of _____, A.D., 2022.

By: _____
Chairperson

CERTIFICATE OF SURVEYOR

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

Stantec Consulting Services, Inc. L.B.#7866

Date: _____ By: _____
Joseph R. Jasper P.S.M.
Florida Certificate #7168

- To the City of North Port, its successors and/or assigns:
 - A non-exclusive emergency access easement across, over and under the roads and right-of-ways shown hereon as Tract 300 for ingress and egress of emergency vehicles and for authorized governmental services.
 - All public utility and access easements along and adjacent to Tract 300 without responsibility for maintenance.
 - A lift station easement with responsibility for maintenance as shown on this plat.
 - All street tree and landscape easements as shown on this plat without responsibility for maintenance.
- To the West Villages Improvement District ("WVID"), its successors and/or assigns:
 - The undersigned, Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, ("Owner") as the fee simple owner of the lands platted herein, intends to dedicate and convey Tracts 500 through 508 to the West Villages Improvement District for stormwater management and other lawful purposes, in fee simple by subsequent, separate instrument, said tract and stormwater systems located thereon being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns.
 - The undersigned, Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, ("Owner"), as the fee simple owner of the lands platted herein, intends to dedicate and convey Tracts 600 through 607 to the West Villages Improvement District for preservation and other lawful purposes, in fee simple by subsequent, separate instrument, said tract being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns. The tract shall not be altered from its natural state, and activities prohibited within the tract include but are not limited to: constructing or placing buildings on or above the ground; dumping or storing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.
- To the Home Owners Association, its successors and/or assigns:
 - Tract 300: private road right of way under the terms of the Declaration.
 - Tracts 400 through 405: open space areas under the terms of the Declaration.
 - All street tree and landscapt e easements as shown on this plat.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed in its name, this ____ day of _____ A.D., 2022.

WITNESSES:

Signature of Witness:

Print Name of Witness:

Signature of Witness:

Print Name of Witness:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this ____ day of _____, 2022, 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 MANASOTA BEACH RANCLANDS LLLP a Florida limited liability limited partnership, on behalf of the partnership and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

MANASOTA BEACH RANCLANDS 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

By: _____
Name: _____
As its: _____

Signature of Notary Public

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



Stantec

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Antigua at Wellen Park

A REPLAT OF TRACT 9 & A PORTION OF
TRACT 505 OF WELLEN PARK VILLAGE E,
RECORDED IN PLAT BOOK 55, PAGE 401
OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA AND LYING IN
SECTIONS 33 & 34, TOWNSHIP 39 SOUTH,
RANGE 20 EAST & SECTION 4, TOWNSHIP
40 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

All of Tract 9 of Wellen Park Village E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida.

AND

A portion of Tract 505 of Wellen Park Village E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida, more particularly described as follows:

Commence at the southeast corner of Tract 505 of Wellen Park Village E; the following twenty-two (22) calls are along the easterly line of said Tract 505: (1) thence N.31°27'57"E., a distance of 45.90 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 76°02'56"; (2) thence Northerly along the arc of said curve, a distance of 33.18 feet, to the point of tangency of said curve; (3) thence N.44°34'59"W., a distance of 36.64 feet; (4) thence N.48°59'31"W., a distance of 56.80 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 23°26'07"; (5) thence Northwesterly along the arc of said curve, a distance of 10.23 feet, to the point of tangency of said curve; (6) thence N.72°25'38"W., a distance of 14.16 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 62°08'49"; (7) thence Northwesterly along the arc of said curve, a distance of 37.96 feet, to the point of tangency of said curve; (8) thence N.10°16'49"W., a distance of 34.25 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 34°49'25"; (9) thence Northwesterly along the arc of said curve, a distance of 15.19 feet, to the point of tangency of said curve; (10) thence N.45°06'14"W., a distance of 4.03 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 62°14'12"; (11) thence Northerly along the arc of said curve, a distance of 38.02 feet, to the point of tangency of said curve; (12) thence N.17°07'58"E., a distance of 22.48 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 99°43'05"; (13) thence Northeasterly along the arc of said curve, a distance of 60.91 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 18°44'53"; (14) thence Easterly along the arc of said curve, a distance of 8.18 feet, to the point of tangency of said curve; (15) thence S.81°53'51"E., a distance of 20.55 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 76°48'46"; (16) thence Northeasterly along the arc of said curve, a distance of 33.52 feet to the point of tangency of said curve; (17) thence N.21°17'23"E., a distance of 78.52 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 83°24'28"; (18) thence Northerly along the arc of said curve, a distance of 36.39 feet to the point of tangency of said curve; (19) thence N.62°07'05"W., a distance of 13.43 feet to a point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 69°37'34"; (20) thence Northwesterly along the arc of said curve, a distance of 42.53 feet, to the point of tangency of said curve; (21) thence N.07°30'30"E., a distance of 20.06 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 19°27'43"; (22) thence Northerly along the arc of said curve, a distance of 8.49 feet, to the end of the curve, said point being the POINT OF BEGINNING; thence N.46°42'10"W. along a line non-tangent to said curve, a distance of 31.30 feet to a point on said easterly line of Tract 505; the following two (2) calls are along said easterly line: (1) thence S.65°52'15"E., a distance of 9.36 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 53°55'02"; (3) thence Southeasterly along the arc of said curve, a distance of 23.53 feet to the POINT OF BEGINNING.

Containing 3,301,470 square feet or 75.7913 acres, more or less.

EASEMENT DESCRIPTIONS

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

UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; Florida Power and Light Company; Comcast Cablevision of West Florida, Inc.; and other authorized utility companies for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company, Homeowners Association, Inc., a Florida corporation not for profit (the "Association"), or West Villages Improvement District (the "District"). Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries only of the building site shall carry said easements.

LAKE MAINTENANCE AND DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive maintenance and drainage easements over and across each area depicted on this plat as a "Lake Maintenance and Drainage Easement" to the Association and the District to maintain the drainage and stormwater retention areas and facilities on Tracts 500 through 508 as shown on this plat.

LAKE MAINTENANCE, LANDSCAPE & DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive maintenance, landscaping, and drainage easements over and across each area depicted on this plat as a "Lake Maintenance, Landscape, and Drainage Easement" to the Association and the District as necessary to install and maintain landscaping and other improvements and to maintain the drainage and stormwater retention areas and facilities on Tracts 400 through 405 as shown on this plat.

ACCESS EASEMENT – The Company does hereby grant a nonexclusive easement for ingress and egress to the District; the Association; all owners of the property in Antigua at Wellen Park, a subdivision, and their guests, licensees, invitees, successors, and assigns; all utilities serving the subdivision; all emergency and law enforcement personnel serving the subdivision; and all other persons providing essential services to the subdivision over and across Tract 300 as shown on this plat.

DRAINAGE EASEMENTS – The Company does hereby dedicate and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

LAKE MAINTENANCE, ACCESS, & DRAINAGE EASEMENT – The Company does hereby grant a nonexclusive easement for ingress and egress to the District; the Association; and all owners of the property in Antigua at Wellen Park, a subdivision, and their guests, licensees, invitees, successors, and assigns over and across the area depicted on this plat as a "Lake Maintenance, Access & Drainage Easement."

LIFT STATION EASEMENT – The Company does hereby grant an exclusive utility easement to the City of North Port for the installation, maintenance, and operation of a sewerage lift station and related facilities under, over, and across the area depicted on this plat as a "Lift Station Easement."

STREET TREE & LANDSCAPE EASEMENTS – The Company does hereby grant non-exclusive street tree and landscape easements to the Association and to the City of North Port, Florida (city), over and across the areas fifteen (15') feet in width along the exterior boundaries of Tract 300. Tree maintenance and pruning shall be the responsibility of the property owner. It is additionally acknowledged that the city has no maintenance obligations associated with these easements.



Stantec

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Antigua at Wellen Park

A REPLAT OF TRACT 9 & A PORTION OF TRACT 505 OF WELLEN PARK VILLAGE E, RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP NORTH PORT, SARASOTA COUNTY, FLORIDA

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

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT T634 (PID DJ3126), PUBLISHED ELEVATION = 8.15 FEET (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

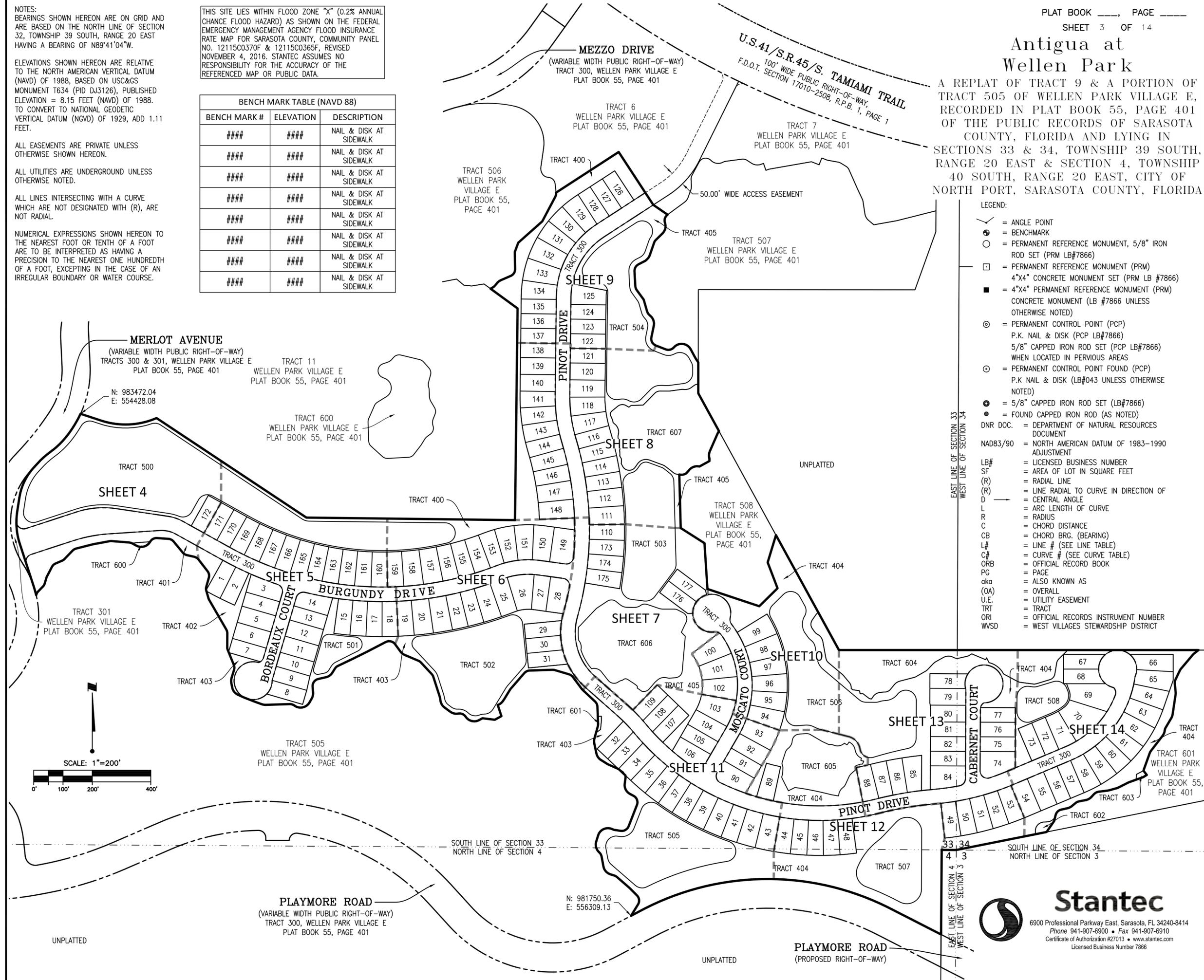
ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

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

THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0370F & 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

BENCH MARK TABLE (NAVD 88)

BENCH MARK #	ELEVATION	DESCRIPTION
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK



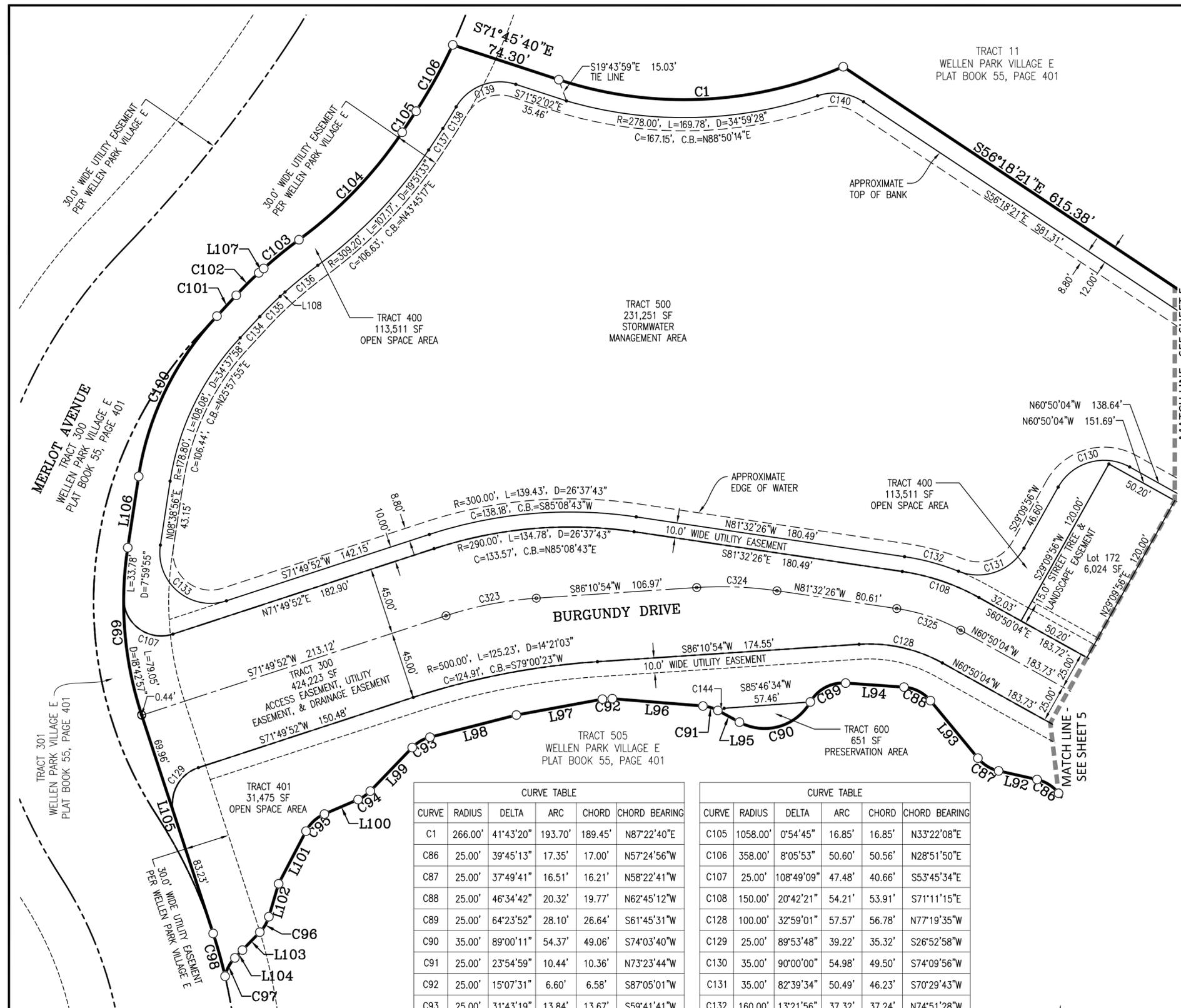
- LEGEND:
- ∠ = ANGLE POINT
 - ⊕ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT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

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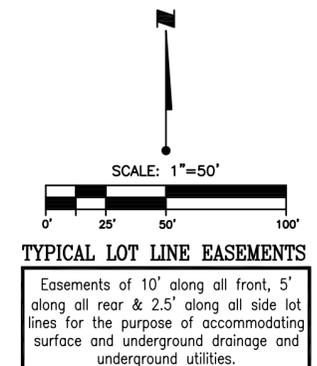
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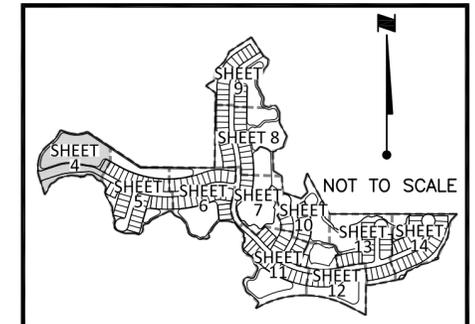
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L92	N77°17'32"W	26.17'	L101	S27°27'27"W	39.61'
L93	N39°27'51"W	49.72'	L102	S16°25'52"W	22.90'
L94	N86°02'33"W	38.96'	L103	S44°02'24"W	16.68'
L95	N61°26'15"W	16.35'	L104	S44°02'24"W	7.24'
L96	N85°21'13"W	60.53'	L105	N18°03'56"W	153.62'
L97	S79°31'16"W	58.21'	L106	N08°38'56"E	48.12'
L98	S75°33'21"W	59.41'	L107	N47°53'39"E	4.40'
L99	S43°50'02"W	40.31'	L108	N47°53'39"E	4.40'
L100	S66°37'11"W	24.38'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	266.00'	41°43'20"	193.70'	189.45'	N87°22'40"E
C86	25.00'	39°45'13"	17.35'	17.00'	N57°24'56"W
C87	25.00'	37°49'41"	16.51'	16.21'	N58°22'41"W
C88	25.00'	46°34'42"	20.32'	19.77'	N62°45'12"W
C89	25.00'	64°23'52"	28.10'	26.64'	S61°45'31"W
C90	35.00'	89°00'11"	54.37'	49.06'	S74°03'40"W
C91	25.00'	23°54'59"	10.44'	10.36'	N73°23'44"W
C92	25.00'	15°07'31"	6.60'	6.58'	S87°05'01"W
C93	25.00'	31°43'19"	13.84'	13.67'	S59°41'41"W
C94	25.00'	22°47'09"	9.94'	9.88'	S55°13'36"W
C95	25.00'	39°09'44"	17.09'	16.76'	S47°02'19"W
C96	25.00'	27°36'31"	12.05'	11.93'	S30°14'08"W
C97	25.00'	32°11'52"	14.05'	13.86'	S27°56'28"W
C98	338.00'	5°01'52"	29.68'	29.67'	N15°33'00"W
C99	242.00'	26°42'52"	112.83'	111.81'	N04°42'30"W
C100	200.00'	34°37'58"	120.89'	119.06'	N25°57'55"E
C101	1038.00'	1°02'30"	18.87'	18.87'	N42°45'38"E
C102	215.00'	5°39'16"	21.22'	21.21'	N45°04'01"E
C103	300.00'	5°47'25"	30.32'	30.30'	N50°47'21"E
C104	288.00'	19°51'33"	99.82'	99.32'	N43°45'17"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C105	1058.00'	0°54'45"	16.85'	16.85'	N33°22'08"E
C106	358.00'	8°05'53"	50.60'	50.56'	N28°51'50"E
C107	25.00'	108°49'09"	47.48'	40.66'	S53°45'34"E
C108	150.00'	20°42'21"	54.21'	53.91'	S71°11'15"E
C128	100.00'	32°59'01"	57.57'	56.78'	N77°19'35"W
C129	25.00'	89°53'48"	39.22'	35.32'	S26°52'58"W
C130	35.00'	90°00'00"	54.98'	49.50'	S74°09'56"W
C131	35.00'	82°39'34"	50.49'	46.23'	S70°29'43"W
C132	160.00'	13°21'56"	37.32'	37.24'	N74°51'28"W
C133	33.80'	116°49'04"	68.91'	57.58'	N49°45'36"W
C134	1059.20'	1°02'30"	19.26'	19.26'	N42°45'38"E
C135	193.80'	5°39'16"	19.13'	19.12'	N45°04'01"E
C136	278.80'	5°47'25"	28.18'	28.16'	N50°47'21"E
C137	1079.20'	0°54'45"	17.19'	17.19'	N33°22'08"E
C138	379.20'	2°33'16"	16.91'	16.90'	N31°38'08"E
C139	33.80'	77°46'28"	45.88'	42.44'	N69°14'44"E
C140	35.00'	52°21'09"	31.98'	30.88'	S82°28'55"E
C144	9.06'	28°32'27"	4.51'	4.47'	S71°21'56"W
C323	245.00'	14°21'03"	61.36'	61.20'	S79°00'23"W
C325	125.00'	20°42'21"	45.17'	44.93'	N71°11'15"W



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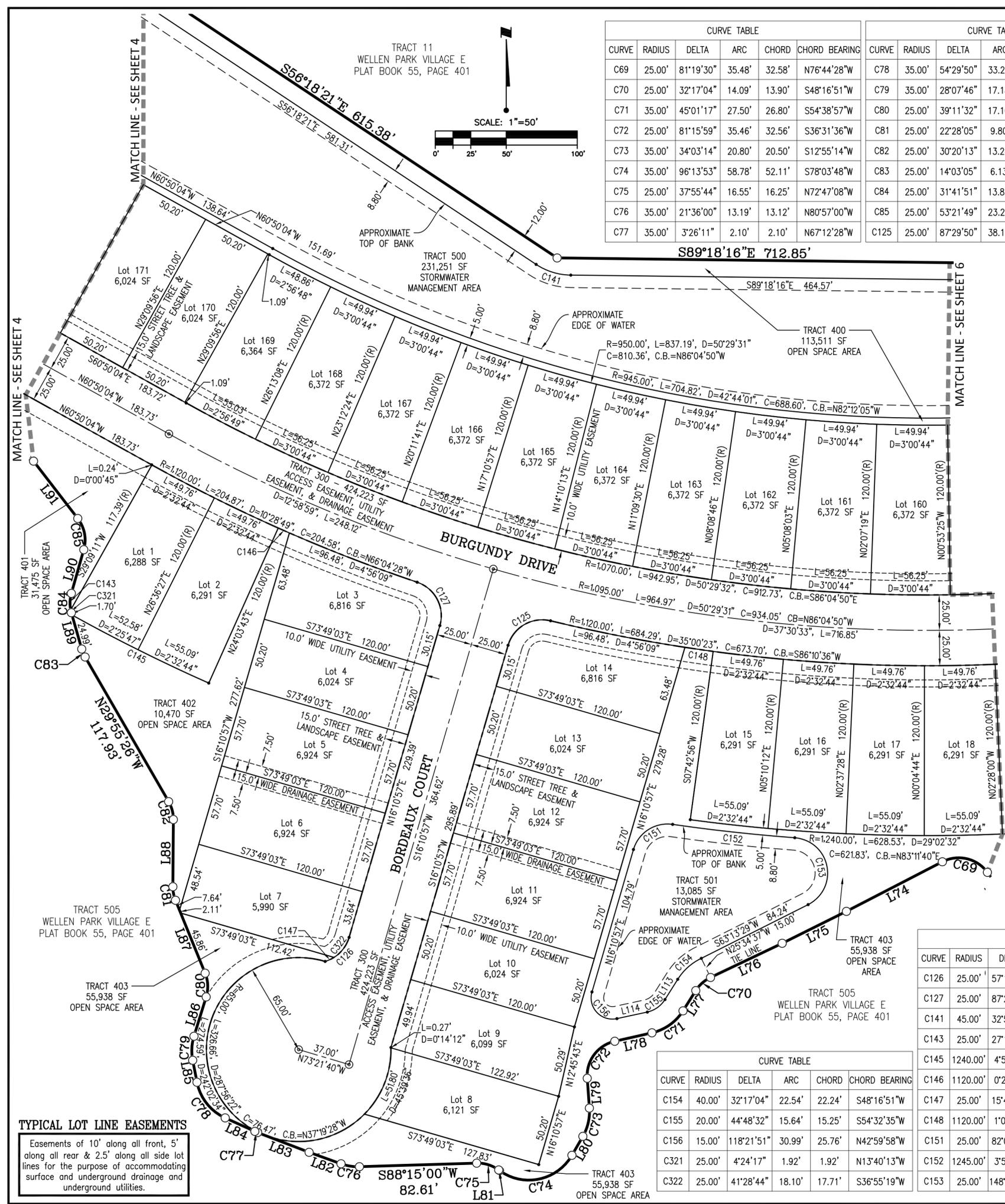
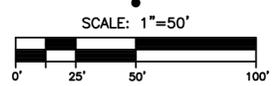


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CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C69	25.00'	81°19'30"	35.48'	32.58'	N76°44'28"W	C78	35.00'	54°29'50"	33.29'	32.05'	N38°14'28"W
C70	25.00'	32°17'04"	14.09'	13.90'	S48°16'51"W	C79	35.00'	28°07'46"	17.18'	17.01'	N03°04'20"E
C71	35.00'	45°01'17"	27.50'	26.80'	S54°38'57"W	C80	25.00'	39°11'32"	17.10'	16.77'	N02°27'32"W
C72	25.00'	81°15'59"	35.46'	32.56'	S36°31'36"W	C81	25.00'	22°28'05"	9.80'	9.74'	N10°49'16"W
C73	35.00'	34°03'14"	20.80'	20.50'	S12°55'14"W	C82	25.00'	30°20'13"	13.24'	13.08'	N14°45'19"W
C74	35.00'	96°13'53"	58.78'	52.11'	S78°03'48"W	C83	25.00'	14°03'05"	6.13'	6.12'	N22°53'53"W
C75	25.00'	37°55'44"	16.55'	16.25'	N72°47'08"W	C84	25.00'	31°41'51"	13.83'	13.65'	N00°01'26"W
C76	35.00'	21°36'00"	13.19'	13.12'	N80°57'00"W	C85	25.00'	53°21'49"	23.28'	22.45'	N10°51'25"W
C77	35.00'	3°26'11"	2.10'	2.10'	N67°12'28"W	C125	25.00'	87°29'50"	38.18'	34.57'	S59°55'52"W

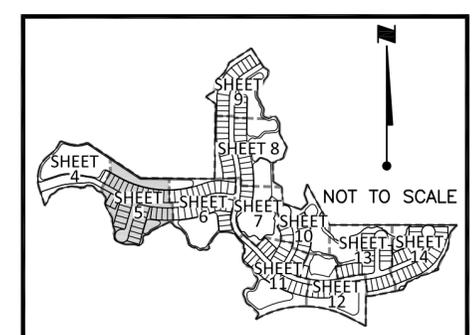


LINE TABLE		
LINE	BEARING	DISTANCE
L74	S62°35'47"W	76.11'
L75	S63°28'42"W	50.53'
L76	S64°25'23"W	55.96'
L77	S32°08'19"W	16.93'
L78	S77°09'36"W	26.88'
L79	S04°06'23"E	21.12'
L80	S29°56'51"W	15.43'
L81	N53°49'16"W	0.72'
L82	N70°09'00"W	23.88'
L83	N68°55'34"W	38.88'
L84	N65°29'23"W	22.97'
L85	N10°59'33"W	15.84'
L86	N17°08'13"E	29.06'
L87	N22°03'18"W	55.61'
L88	N00°24'47"E	47.48'
L89	N15°52'21"W	26.69'
L90	N15°49'30"E	32.08'
L91	N37°32'19"W	51.08'
L113	S32°08'19"W	16.93'
L114	S77°49'06"W	21.91'

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C126	25.00'	57°14'50"	24.98'	23.95'	N44°48'22"E
C127	25.00'	87°29'50"	38.18'	34.57'	N27°33'58"W
C141	45.00'	32°59'55"	25.92'	25.56'	S72°48'18"E
C143	25.00'	27°17'34"	11.91'	11.80'	N02°10'43"E
C145	1240.00'	4°58'31"	107.67'	107.64'	S63°27'01"E
C146	1120.00'	0°26'27"	8.62'	8.62'	S66°09'30"E
C147	25.00'	15°46'06"	6.88'	6.86'	S65°32'44"W
C148	1120.00'	1°01'42"	20.10'	20.10'	S81°46'13"E
C151	25.00'	82°04'47"	35.81'	32.83'	N57°13'21"E
C152	1245.00'	3°59'00"	86.56'	86.54'	S83°43'46"E
C153	25.00'	148°56'53"	64.99'	48.18'	S11°14'49"E



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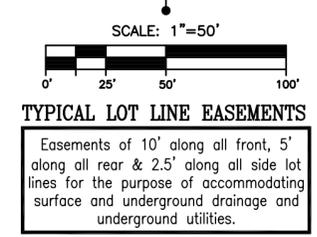
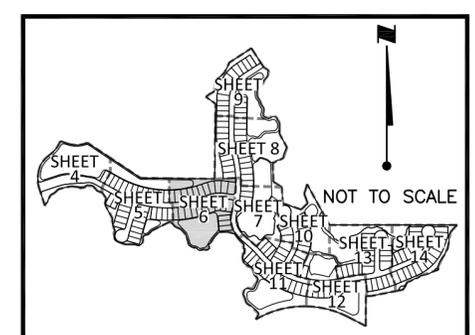
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CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C55	35.00'	10°04'40"	6.16'	6.15'	N41°43'53"W
C56	25.00'	36°38'29"	15.99'	15.72'	N55°00'48"W
C57	25.00'	18°28'12"	8.06'	8.02'	N82°34'08"W
C58	25.00'	47°16'35"	20.63'	20.05'	S64°33'28"W
C59	25.00'	9°39'01"	4.21'	4.21'	S36°05'40"W
C60	35.00'	37°03'03"	22.63'	22.24'	S52°57'45"W
C61	35.00'	85°33'26"	52.26'	47.54'	N76°14'02"W
C62	25.00'	66°55'56"	29.20'	27.57'	N66°55'17"W
C63	35.00'	46°47'47"	28.59'	27.80'	N76°59'21"W
C64	35.00'	44°46'46"	27.35'	26.66'	N31°12'04"W
C65	25.00'	8°59'45"	3.93'	3.92'	N13°18'33"W
C66	25.00'	25°00'10"	10.91'	10.82'	N30°18'31"W
C67	25.00'	24°05'23"	10.51'	10.43'	N54°51'17"W
C68	35.00'	30°49'15"	18.83'	18.60'	N51°29'20"W
C109	300.00'	29°11'54"	152.88'	151.23'	N83°16'21"E
C110	25.00'	92°47'46"	40.49'	36.21'	N51°28'26"E
C123	25.00'	92°47'46"	40.49'	36.21'	N35°43'49"W
C124	250.00'	29°11'54"	127.40'	126.03'	S83°16'21"W
C142	35.00'	165°44'11"	101.24'	69.46'	S06°26'10"E
C149	130.00'	29°11'54"	66.25'	65.53'	N83°16'21"E
C150	250.00'	5°31'38"	24.12'	24.11'	S12°21'38"W
C157	25.00'	127°08'21"	55.47'	44.77'	N20°45'35"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C158	33.80'	104°44'40"	61.79'	53.54'	S57°59'16"E
C159	33.80'	46°32'06"	27.45'	26.70'	S17°39'07"W
C160	45.00'	9°39'01"	7.58'	7.57'	S36°05'40"W
C161	35.00'	58°48'25"	35.92'	34.37'	S60°40'22"W
C162	45.00'	22°10'30"	17.42'	17.31'	S78°59'19"W
C163	35.00'	66°34'24"	40.67'	38.42'	N78°48'44"W
C164	45.00'	47°51'37"	37.59'	36.51'	N69°27'21"W
C165	35.00'	39°47'42"	24.31'	23.82'	N73°29'18"W
C166	35.00'	44°46'46"	27.35'	26.66'	N31°12'04"W
C167	45.00'	8°59'45"	7.07'	7.06'	N13°18'33"W
C168	45.00'	25°00'10"	19.64'	19.48'	N30°18'31"W
C326	275.00'	29°11'54"	140.14'	138.63'	S83°16'21"W

LINE	BEARING	DISTANCE
L59	N36°41'33"W	50.81'
L60	N73°20'02"W	50.69'
L61	S31°16'53"W	36.47'
L62	S34°26'14"W	8.81'
L63	S18°30'43"E	40.18'
L64	S60°59'16"W	25.99'
L65	N82°52'57"W	42.40'
L66	S60°59'16"W	12.76'
L67	N53°35'27"W	24.65'
L68	N08°48'41"W	10.13'
L69	N17°48'26"W	72.03'
L70	N42°48'35"W	3.65'
L71	N42°48'35"W	50.36'
L72	N66°53'58"W	51.16'
L73	N36°04'43"W	31.27'
L115	N53°35'27"W	12.40'
L116	N08°48'41"W	3.55'



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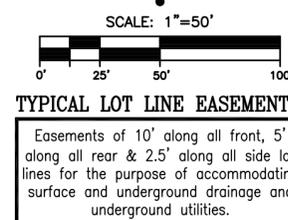
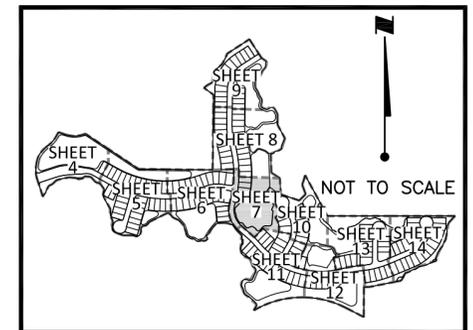
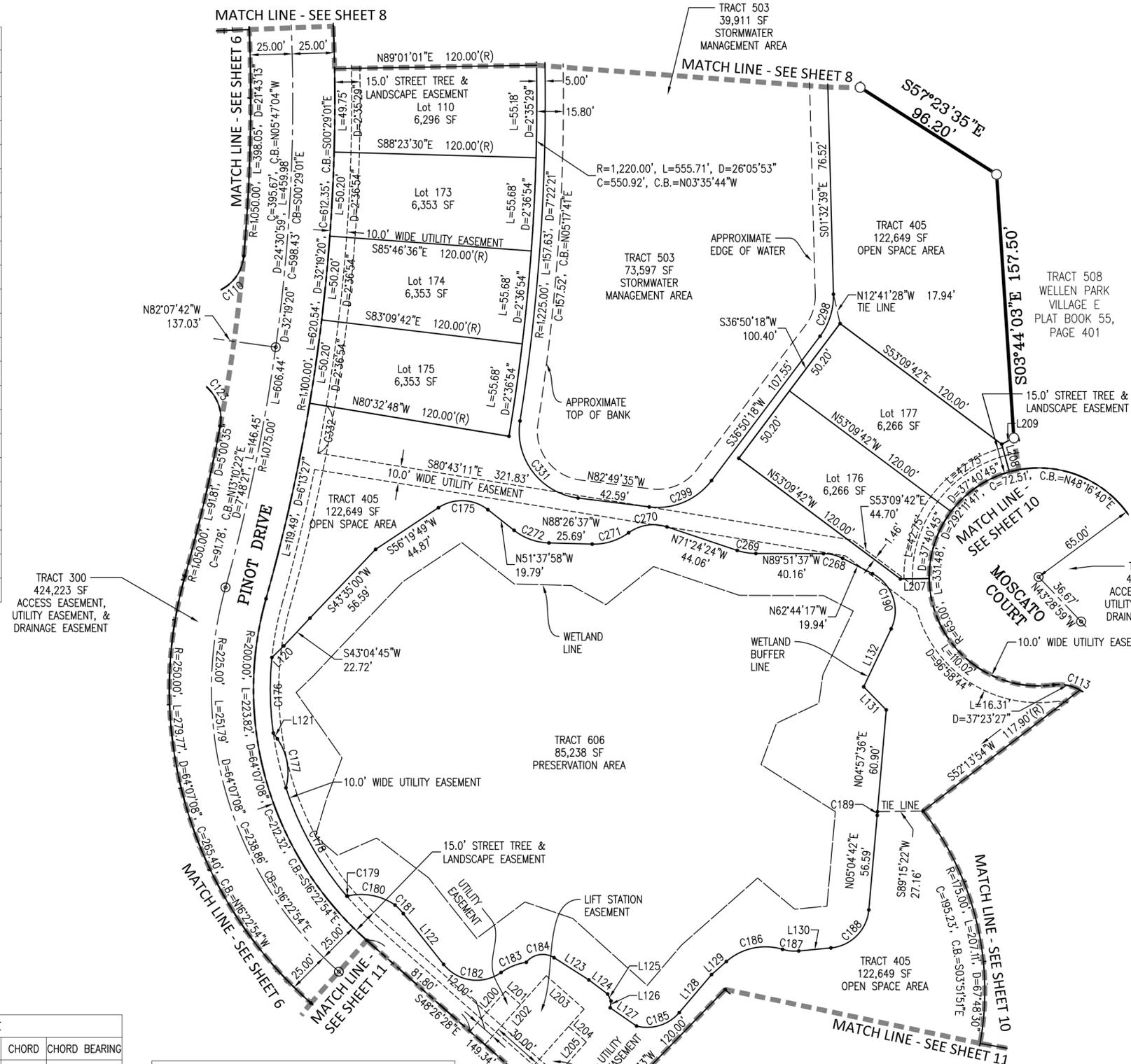
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LINE	BEARING	DISTANCE
L120	S45°55'37"W	9.86'
L121	S34°56'50"E	4.19'
L122	S38°20'30"E	38.61'
L123	S57°19'16"E	24.56'
L124	S53°00'33"E	13.98'
L125	S26°04'12"E	4.67'
L126	S07°33'43"W	4.05'
L127	S55°14'48"E	19.10'
L128	N40°15'28"E	29.67'
L129	N48°31'06"E	11.77'
L130	N84°34'08"E	19.18'
L131	N44°13'34"W	19.24'
L132	N25°18'02"E	38.25'
L200	S41°33'32"W	31.95'
L201	S48°26'28"E	12.00'
L202	N41°33'32"E	54.95'
L203	N48°26'28"W	30.00'
L204	S48°26'28"E	14.00'
L205	N41°33'32"E	41.15'
L207	S89°09'33"W	17.13'
L208	S15°28'57"E	17.13'
L209	N62°34'50"E	8.11'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C110	25.00'	92°47'46"	40.49'	36.21'	N51°28'26"E
C123	25.00'	92°47'46"	40.49'	36.21'	N35°43'49"W
C175	25.00'	72°02'13"	31.43'	29.40'	S87°39'04"E
C176	190.00'	13°37'56"	45.21'	45.10'	S01°04'03"E
C177	35.00'	50°05'21"	30.60'	29.63'	S09°54'09"E
C178	190.00'	22°29'27"	74.58'	74.10'	S29°14'08"E
C179	25.00'	0°52'29"	0.38'	0.38'	N76°57'46"E
C180	35.00'	48°32'31"	29.65'	28.77'	S79°12'13"E
C181	35.00'	11°33'07"	7.06'	7.04'	S44°07'04"E
C182	25.00'	87°08'27"	38.02'	34.46'	S81°54'44"E
C183	35.00'	26°44'04"	16.33'	16.18'	N67°53'05"E
C184	12.48'	84°10'42"	18.33'	16.73'	N80°35'23"E
C185	25.00'	64°15'49"	28.04'	26.59'	N72°23'22"E
C186	35.00'	58°22'50"	35.66'	34.14'	N77°42'31"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C187	25.00'	22°19'48"	9.74'	9.68'	S84°15'58"E
C188	25.00'	79°29'25"	34.68'	31.97'	N44°49'25"E
C189	25.00'	5°04'47"	2.22'	2.22'	N02°32'19"E
C190	25.00'	88°02'19"	38.41'	34.75'	N18°43'08"W
C298	40.00'	38°22'58"	26.80'	26.30'	S17°38'50"W
C299	40.00'	60°20'07"	42.12'	40.20'	S67°00'22"W
C331	40.00'	91°48'27"	64.09'	57.45'	N36°55'21"W
C332	1110.00'	1°28'16"	28.50'	28.50'	N10°11'20"E



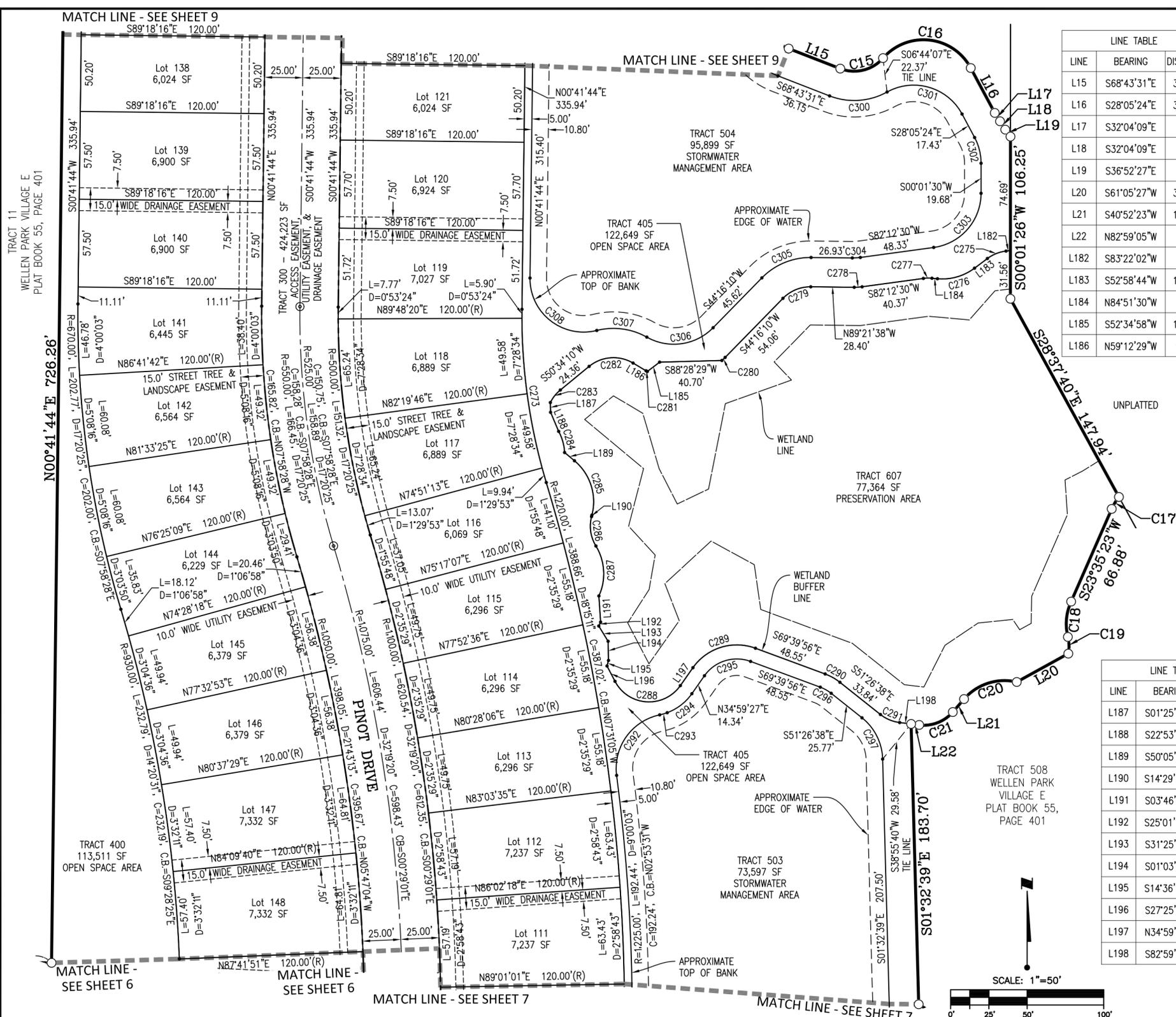
Antigua at Wellen Park

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 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - = FOUND CAPPED IRON ROD (AS NOTED)
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LINE	BEARING	DISTANCE
L15	S68°43'31"E	36.15'
L16	S28°05'24"E	33.35'
L17	S32°04'09"E	6.46'
L18	S32°04'09"E	6.43'
L19	S36°52'27"E	5.69'
L20	S61°05'27"W	38.46'
L21	S40°52'23"W	11.23'
L22	N82°59'05"W	5.30'
L182	S83°22'02"W	2.92'
L183	S52°58'44"W	10.51'
L184	N84°51'30"W	3.59'
L185	S52°34'58"W	10.11'
L186	N59°12'29"W	9.87'

LINE	BEARING	DISTANCE
L187	S01°25'49"E	6.39'
L188	S22°53'46"E	13.57'
L189	S50°05'38"E	8.40'
L190	S14°29'32"W	1.02'
L191	S03°46'53"E	17.14'
L192	S25°01'34"W	2.86'
L193	S31°25'26"E	11.72'
L194	S01°03'35"E	12.54'
L195	S14°36'29"W	3.77'
L196	S27°25'45"E	11.31'
L197	N34°59'27"E	14.34'
L198	S82°59'05"E	7.54'

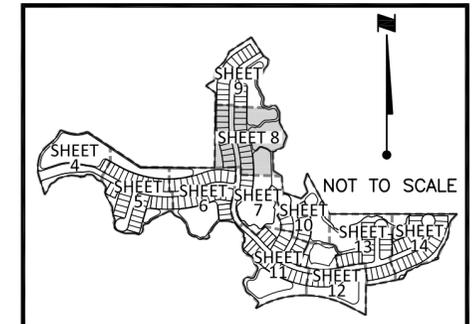
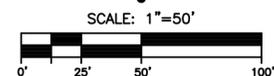


CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C15	25.00'	70°14'21"	30.65'	28.76'	N76°09'18"E
C16	35.00'	110°52'29"	67.73'	57.65'	S83°31'39"E
C17	35.00'	15°00'06"	9.16'	9.14'	S31°05'27"W
C18	35.00'	37°42'31"	23.03'	22.62'	S04°44'08"W
C19	25.00'	25°16'44"	11.03'	10.94'	S01°28'46"E
C20	35.00'	62°16'49"	38.04'	36.20'	S72°00'48"W
C21	25.00'	56°08'32"	24.50'	23.53'	S68°56'39"W
C273	380.00'	17°20'25"	115.01'	114.57'	N07°58'28"W
C275	25.00'	30°23'18"	13.26'	13.10'	S68°10'23"W
C276	35.00'	42°09'46"	25.76'	25.18'	S74°03'37"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C277	25.00'	12°56'00"	5.64'	5.63'	S88°40'30"W
C278	35.00'	8°25'52"	5.15'	5.15'	S86°25'26"W
C279	25.00'	46°22'12"	20.23'	19.69'	S67°27'16"W
C280	35.00'	4°45'19"	2.90'	2.90'	S46°38'50"W
C281	35.00'	1°34'16"	0.96'	0.96'	N59°59'38"W
C282	25.00'	70°13'21"	30.64'	28.76'	S85°40'50"W
C283	25.00'	24°15'44"	10.59'	10.51'	S38°26'18"W
C284	31.43'	26°24'07"	14.48'	14.35'	S15°37'25"E
C285	35.00'	64°35'11"	39.45'	37.40'	S17°48'03"E
C286	25.00'	45°49'11"	19.99'	19.46'	S08°25'03"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C287	35.00'	55°52'11"	34.13'	32.79'	S03°23'34"E
C288	25.00'	117°34'48"	51.30'	42.76'	S86°13'09"E
C289	35.00'	75°20'37"	46.02'	42.78'	N72°39'46"E
C290	35.00'	18°13'18"	11.13'	11.08'	S60°33'17"E
C291	25.00'	31°32'28"	13.76'	13.59'	S67°12'52"E
C292	35.80'	85°32'39"	53.45'	48.62'	N35°22'47"E
C293	34.20'	8°31'54"	5.09'	5.09'	N73°53'10"E
C294	34.20'	34°37'46"	20.67'	20.36'	N52°18'20"E
C295	25.80'	75°20'37"	33.93'	31.53'	N72°39'46"E
C296	25.80'	18°13'18"	8.21'	8.17'	S60°33'17"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C297	35.80'	49°53'58"	31.18'	30.20'	S26°29'39"E
C300	44.20'	50°21'10"	38.84'	37.61'	N86°05'54"E
C301	35.80'	90°59'17"	56.85'	51.06'	S73°35'03"E
C302	35.80'	28°06'54"	17.57'	17.39'	S14°01'57"E
C303	35.80'	82°11'00"	51.35'	47.06'	S41°07'00"W
C304	35.80'	8°25'52"	5.27'	5.26'	S86°25'26"W
C305	44.20'	46°22'12"	35.77'	34.80'	S67°27'16"W
C306	35.80'	75°16'12"	47.03'	43.72'	S81°54'16"W
C307	44.20'	43°48'21"	33.79'	32.98'	N82°21'48"W
C308	35.00'	104°57'43"	64.12'	55.52'	N51°47'07"W



TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

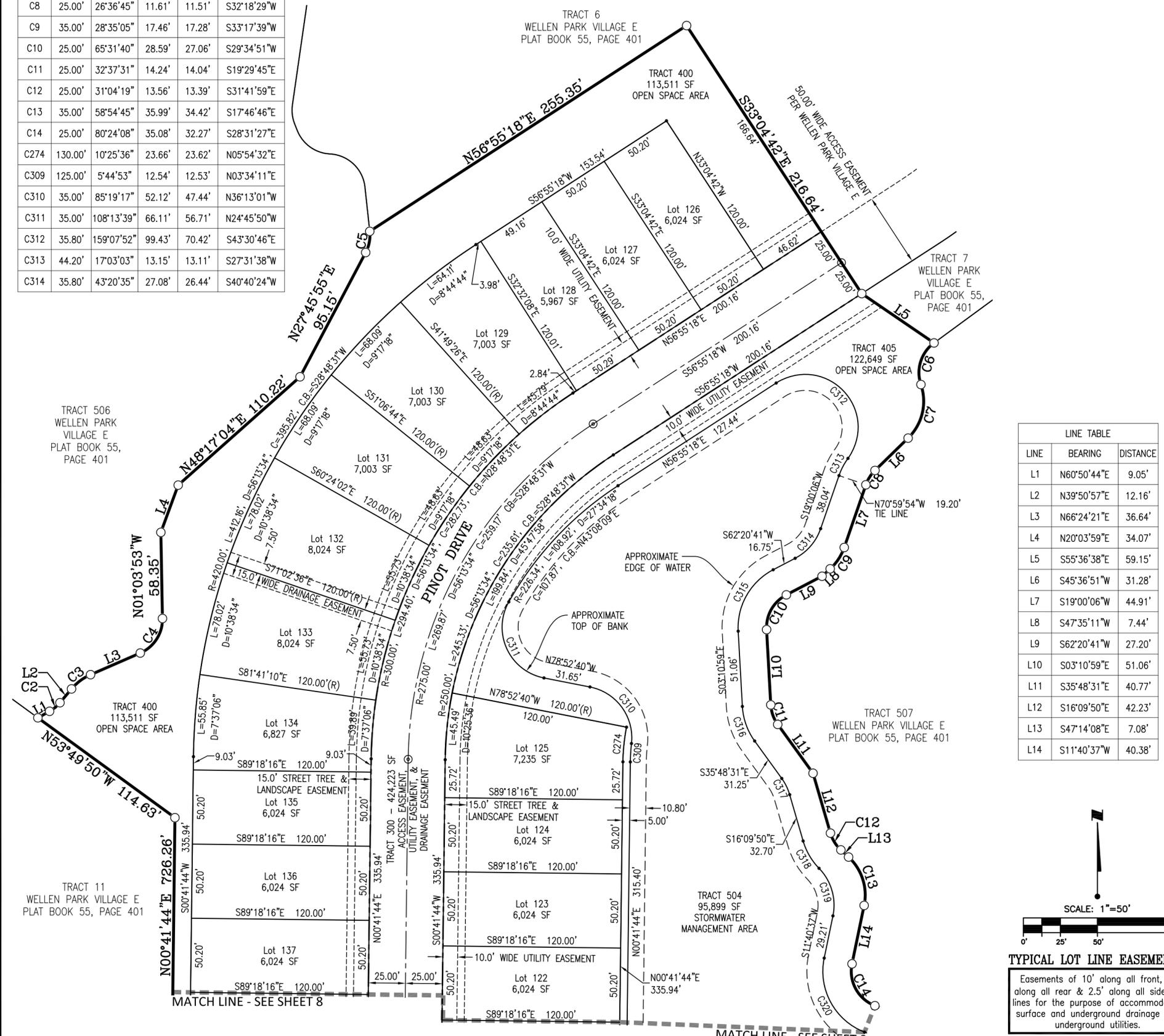
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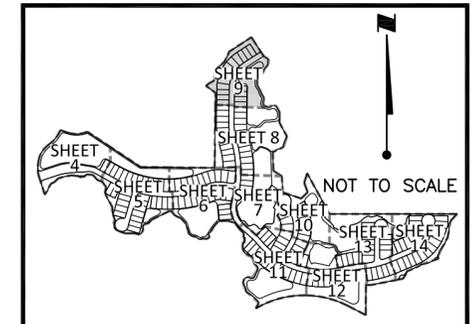
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	25.00'	20°59'47"	9.16'	9.11'	N50°20'50"E
C3	35.00'	26°33'24"	16.22'	16.08'	N53°07'39"E
C4	25.00'	67°28'14"	29.44'	27.77'	N32°40'14"E
C5	25.13'	33°45'20"	14.80'	14.59'	N10°47'59"E
C6	25.00'	72°26'57"	31.61'	29.55'	S17°26'03"W
C7	35.00'	64°24'17"	39.34'	37.30'	S13°24'43"W
C8	25.00'	26°36'45"	11.61'	11.51'	S32°18'29"W
C9	35.00'	28°35'05"	17.46'	17.28'	S33°17'39"W
C10	25.00'	65°31'40"	28.59'	27.06'	S29°34'51"W
C11	25.00'	32°37'31"	14.24'	14.04'	S19°29'45"E
C12	25.00'	31°04'19"	13.56'	13.39'	S31°41'59"E
C13	35.00'	58°54'45"	35.99'	34.42'	S17°46'46"E
C14	25.00'	80°24'08"	35.08'	32.27'	S28°31'27"E
C274	130.00'	10°25'36"	23.66'	23.62'	N05°54'32"E
C309	125.00'	5°44'53"	12.54'	12.53'	N03°34'11"E
C310	35.00'	85°19'17"	52.12'	47.44'	N36°13'01"W
C311	35.00'	108°13'39"	66.11'	56.71'	N24°45'50"W
C312	35.80'	159°07'52"	99.43'	70.42'	S43°30'46"E
C313	44.20'	17°03'03"	13.15'	13.11'	S27°31'38"W
C314	35.80'	43°20'35"	27.08'	26.44'	S40°40'24"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C315	44.20'	65°31'40"	50.55'	47.84'	S29°34'51"W
C316	44.20'	32°37'31"	25.17'	24.83'	S19°29'45"E
C317	35.80'	19°38'41"	12.27'	12.21'	S25°59'10"E
C318	44.20'	28°00'06"	21.60'	21.39'	S30°09'53"E
C319	35.80'	55°50'32"	34.89'	33.53'	S16°14'39"E
C320	44.20'	80°24'08"	62.03'	57.06'	S28°31'27"E



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LINE	BEARING	DISTANCE
L1	N60°50'44"E	9.05'
L2	N39°50'57"E	12.16'
L3	N66°24'21"E	36.64'
L4	N20°03'59"E	34.07'
L5	S55°36'38"E	59.15'
L6	S45°36'51"W	31.28'
L7	S19°00'06"W	44.91'
L8	S47°35'11"W	7.44'
L9	S62°20'41"W	27.20'
L10	S03°10'59"E	51.06'
L11	S35°48'31"E	40.77'
L12	S16°09'50"E	42.23'
L13	S47°14'08"E	7.08'
L14	S11°40'37"W	40.38'



SCALE: 1"=50'

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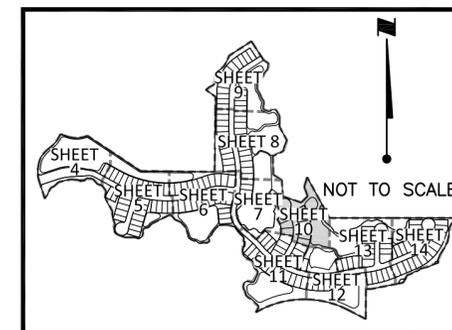
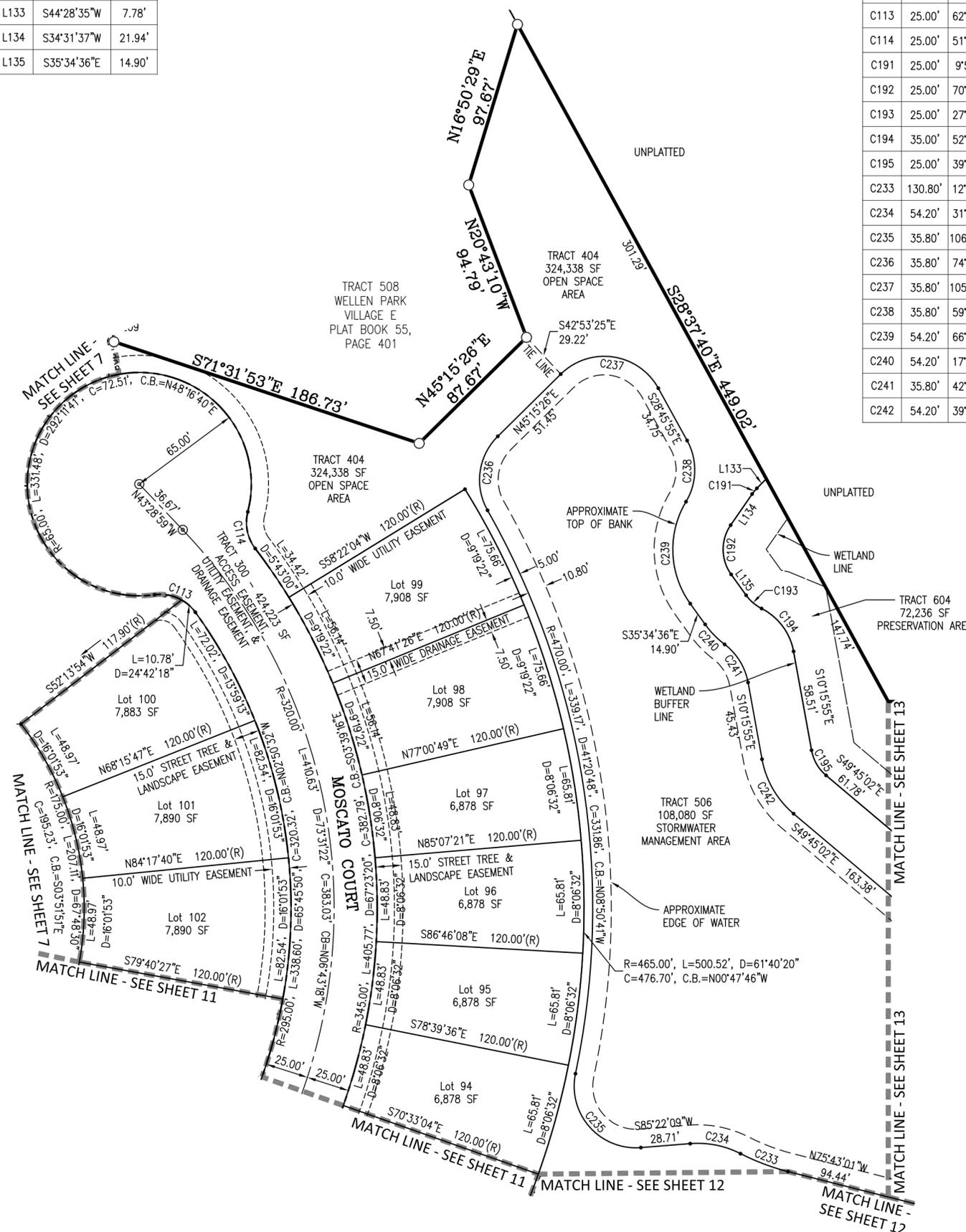
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LINE TABLE		
LINE	BEARING	DISTANCE
L133	S44°28'35"W	7.78'
L134	S34°31'37"W	21.94'
L135	S35°34'36"E	14.90'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C113	25.00'	62°05'44"	27.09'	25.79'	N66°46'19"W
C114	25.00'	51°43'27"	22.57'	21.81'	S11°29'13"E
C191	25.00'	9°56'59"	4.34'	4.34'	S39°30'06"W
C192	25.00'	70°06'12"	30.59'	28.72'	S00°31'30"E
C193	25.00'	27°24'56"	11.96'	11.85'	S49°17'04"E
C194	35.00'	52°43'37"	32.21'	31.08'	S36°37'43"E
C195	25.00'	39°29'07"	17.23'	16.89'	S30°00'29"E
C233	130.80'	12°56'53"	29.56'	29.50'	N69°14'35"W
C234	54.20'	31°51'43"	30.14'	29.75'	N78°42'00"W
C235	35.80'	106°27'34"	66.52'	57.35'	N41°24'04"W
C236	35.80'	74°46'31"	46.72'	43.48'	N07°52'11"E
C237	35.80'	105°58'39"	66.22'	57.17'	S81°45'14"E
C238	35.80'	59°37'00"	37.25'	35.59'	S01°02'35"W
C239	54.20'	66°25'41"	62.84'	59.38'	S02°21'45"E
C240	54.20'	17°12'21"	16.28'	16.22'	S44°10'46"E
C241	35.80'	42°31'01"	26.57'	25.96'	S31°31'26"E
C242	54.20'	39°29'07"	37.35'	36.62'	S30°00'29"E

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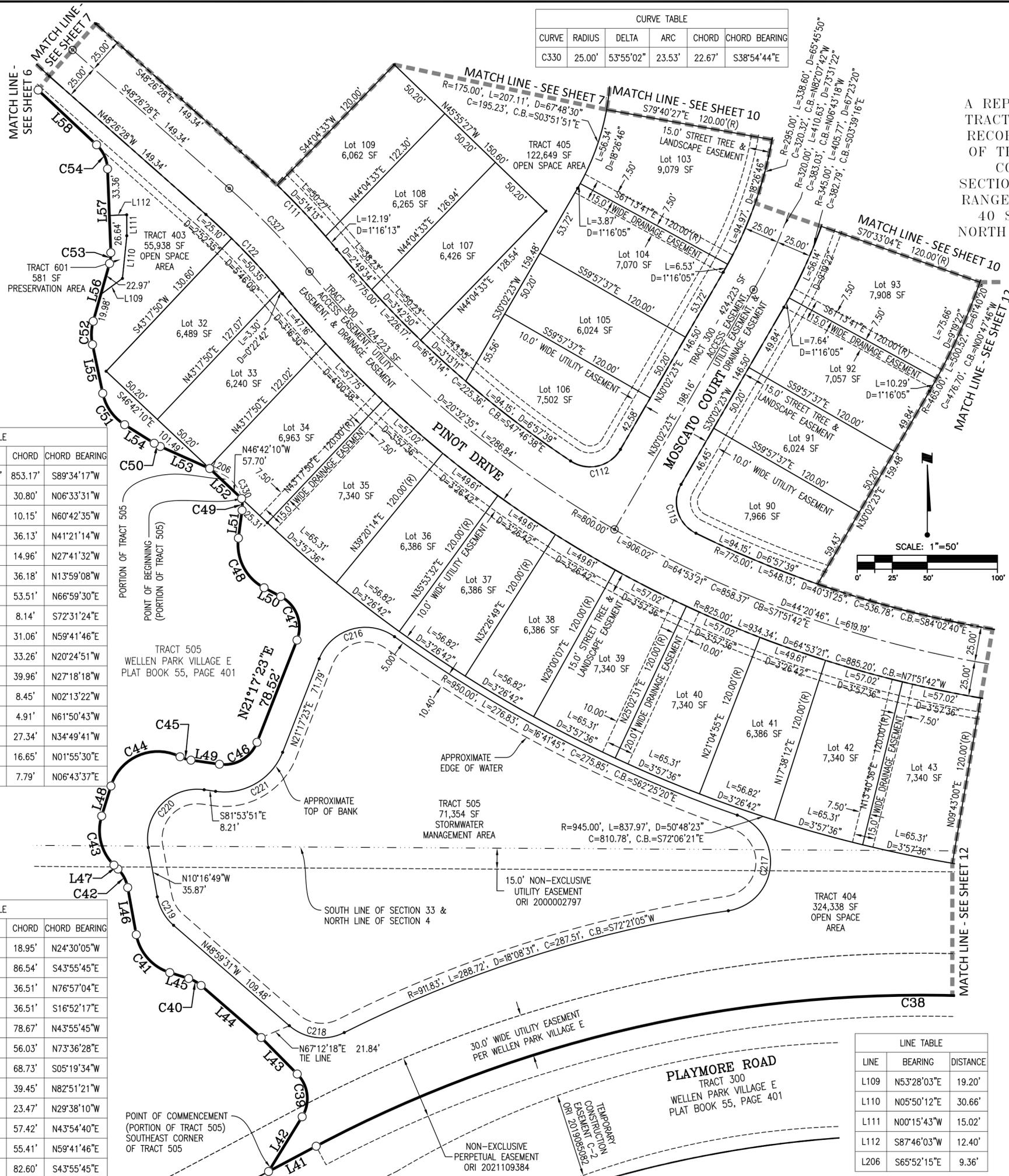
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LINE	BEARING	DISTANCE
L41	S61°56'48"W	38.46'
L42	N31°27'57"E	45.90'
L43	N44°34'59"W	36.64'
L44	N48°59'31"W	56.80'
L45	N72°25'38"W	14.16'
L46	N10°16'49"W	34.25'
L47	N45°06'14"W	4.03'
L48	N17°07'58"E	22.48'
L49	S81°53'51"E	20.55'
L50	N62°07'05"W	13.43'
L51	N07°30'30"E	20.06'
L52	N46°42'10"W	31.30'
L53	N65°52'15"W	38.61'
L54	N57°49'11"W	24.93'
L55	N11°50'10"W	35.68'
L56	N15°41'10"E	42.95'
L57	N02°13'57"W	59.99'
L58	N46°46'13"W	57.19'

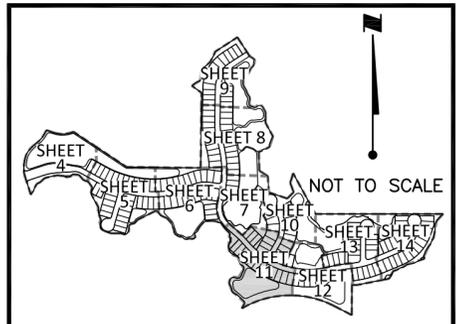
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C330	25.00'	53°55'02"	23.53'	22.67'	S38°54'44"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C38	920.00'	55°14'58"	887.14'	853.17'	S89°34'17"W
C39	25.00'	76°02'56"	33.18'	30.80'	N06°33'31"W
C40	25.00'	23°26'07"	10.23'	10.15'	N60°42'35"W
C41	35.00'	62°08'49"	37.96'	36.13'	N41°21'14"W
C42	25.00'	34°49'25"	15.19'	14.96'	N27°41'32"W
C43	35.00'	62°14'12"	38.02'	36.18'	N13°59'08"W
C44	35.00'	99°43'05"	60.91'	53.51'	N66°59'30"E
C45	25.00'	18°44'53"	8.18'	8.14'	S72°31'24"E
C46	25.00'	76°48'46"	33.52'	31.06'	N59°41'46"E
C47	25.00'	83°24'28"	36.39'	33.26'	N20°24'51"W
C48	35.00'	69°37'34"	42.53'	39.96'	N27°18'18"W
C49	25.00'	19°27'43"	8.49'	8.45'	N02°13'22"W
C50	35.00'	8°03'04"	4.92'	4.91'	N61°50'43"W
C51	35.00'	45°59'01"	28.09'	27.34'	N34°49'41"W
C52	35.00'	27°31'20"	16.81'	16.65'	N01°55'30"E
C53	25.00'	17°55'08"	7.82'	7.79'	N06°43'37"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C54	25.00'	44°32'16"	19.43'	18.95'	N24°30'05"W
C111	550.00'	9°01'27"	86.63'	86.54'	S43°55'45"E
C112	25.00'	93°49'21"	40.94'	36.51'	N76°57'04"E
C115	25.00'	93°49'21"	40.94'	36.51'	S16°52'17"E
C122	500.00'	9°01'27"	78.75'	78.67'	N43°55'45"W
C216	35.40'	104°38'10"	64.65'	56.03'	N73°36'28"E
C217	35.40'	152°11'33"	94.03'	68.73'	S05°19'34"W
C218	35.40'	67°43'40"	41.85'	39.45'	N82°51'21"W
C219	35.40'	38°42'42"	23.92'	23.47'	N29°38'10"W
C220	35.40'	108°22'58"	66.96'	57.42'	N43°54'40"E
C221	44.60'	76°48'46"	59.79'	55.41'	N59°41'46"E
C327	525.00'	9°01'27"	82.69'	82.60'	S43°55'45"E



- LEGEND:**
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 - (with cross) = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
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 - ⊙ (with cross) = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
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TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

LINE	BEARING	DISTANCE
L109	N53°28'03"E	19.20'
L110	N05°50'12"E	30.66'
L111	N00°15'43"W	15.02'
L112	S87°46'03"W	12.40'
L206	S65°52'15"E	9.36'

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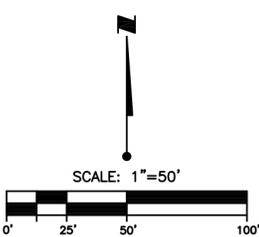
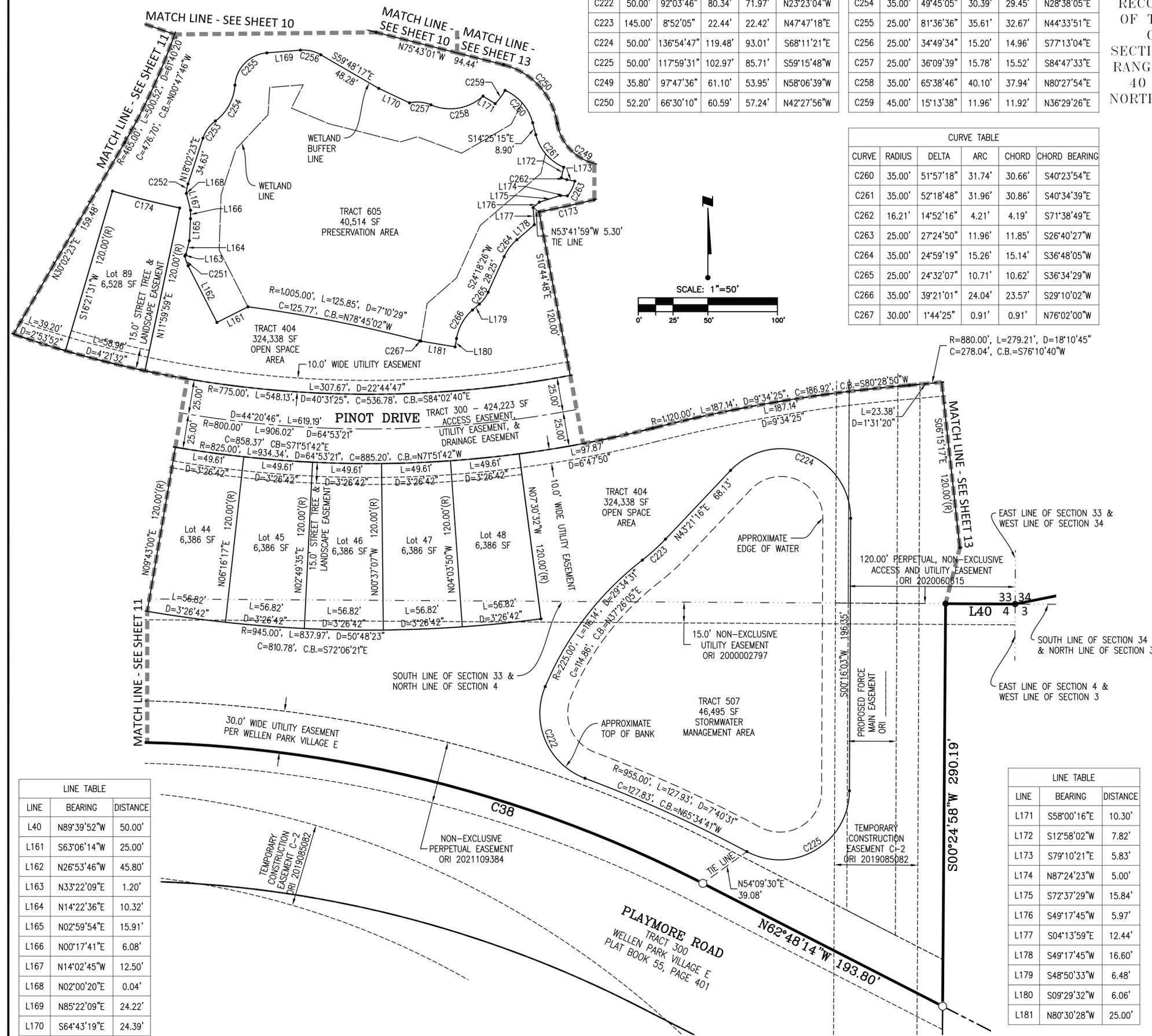
Antigua at Wellen Park

A REPLAT OF TRACT 9 & A PORTION OF TRACT 505 OF WELLEN PARK VILLAGE E, RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST & SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C38	920.00'	55°14'58"	887.14'	853.17'	S89°34'17"W
C173	655.00'	3°33'35"	40.69'	40.69'	S77°28'25"W
C174	655.00'	4°21'32"	49.83'	49.82'	N75°49'15"W
C222	50.00'	92°03'46"	80.34'	71.97'	N23°23'04"W
C223	145.00'	8°52'05"	22.44'	22.42'	N47°47'18"E
C224	50.00'	136°54'47"	119.48'	93.01'	S68°11'21"E
C225	50.00'	117°59'31"	102.97'	85.71'	S59°15'48"W
C249	35.80'	97°47'36"	61.10'	53.95'	N58°06'39"W
C250	52.20'	66°30'10"	60.59'	57.24'	N42°27'56"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C251	25.00'	17°08'17"	7.48'	7.45'	N18°19'38"W
C252	25.00'	16°02'03"	7.00'	6.97'	N10°01'22"E
C253	25.00'	35°28'15"	15.48'	15.23'	N35°46'30"E
C254	35.00'	49°45'05"	30.39'	29.45'	N28°38'05"E
C255	25.00'	81°36'36"	35.61'	32.67'	N44°33'51"E
C256	25.00'	34°49'34"	15.20'	14.96'	S77°13'04"E
C257	25.00'	36°09'39"	15.78'	15.52'	S84°47'33"E
C258	35.00'	65°38'46"	40.10'	37.94'	N80°27'54"E
C259	45.00'	15°13'38"	11.96'	11.92'	N36°29'26"E

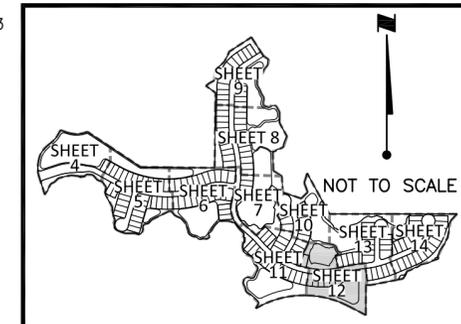
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C260	35.00'	51°57'18"	31.74'	30.66'	S40°23'54"E
C261	35.00'	52°18'48"	31.96'	30.86'	S40°34'39"E
C262	16.21'	14°52'16"	4.21'	4.19'	S71°38'49"E
C263	25.00'	27°24'50"	11.96'	11.85'	S26°40'27"W
C264	35.00'	24°59'19"	15.26'	15.14'	S36°48'05"W
C265	25.00'	24°32'07"	10.71'	10.62'	S36°34'29"W
C266	35.00'	39°21'01"	24.04'	23.57'	S29°10'02"W
C267	30.00'	1°44'25"	0.91'	0.91'	N76°02'00"W



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LINE TABLE		
LINE	BEARING	DISTANCE
L40	N89°39'52"W	50.00'
L161	S63°06'14"W	25.00'
L162	N26°53'46"W	45.80'
L163	N33°22'09"E	1.20'
L164	N14°22'36"E	10.32'
L165	N02°59'54"E	15.91'
L166	N00°17'41"E	6.08'
L167	N14°02'45"W	12.50'
L168	N02°00'20"E	0.04'
L169	N85°22'09"E	24.22'
L170	S64°43'19"E	24.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L171	S58°00'16"E	10.30'
L172	S12°58'02"W	7.82'
L173	S79°10'21"E	5.83'
L174	N87°24'23"W	5.00'
L175	S72°37'29"W	15.84'
L176	S49°17'45"W	5.97'
L177	S04°13'59"E	12.44'
L178	S49°17'45"W	16.60'
L179	S48°50'33"W	6.48'
L180	S09°29'32"W	6.06'
L181	N80°30'28"W	25.00'



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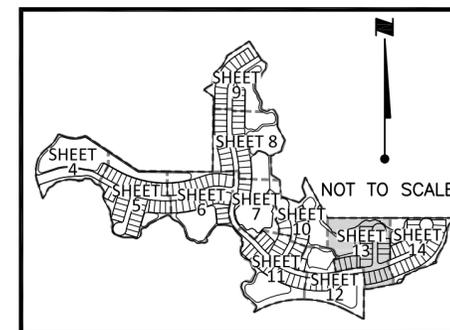
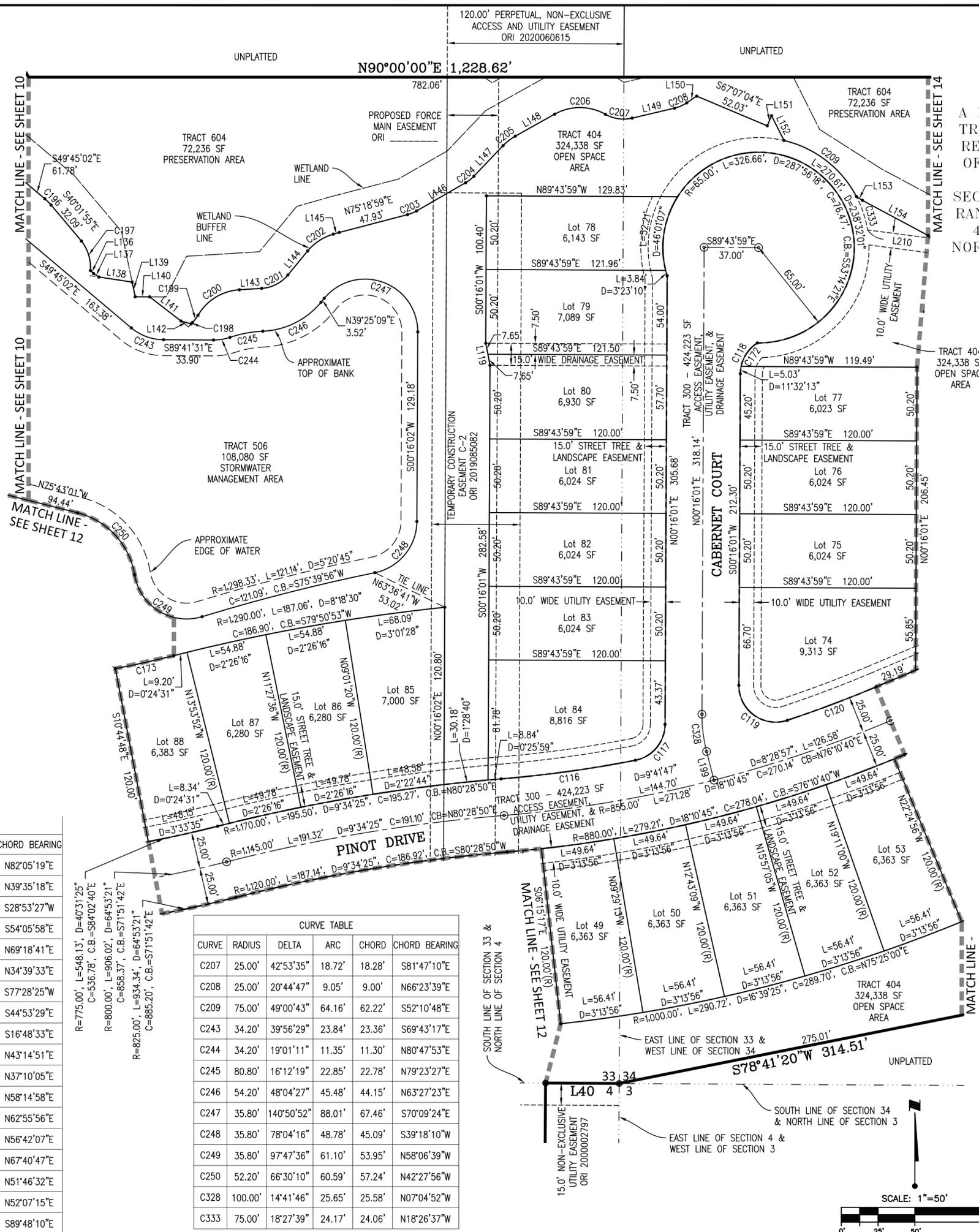
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LINE	BEARING	DISTANCE
L40	N89°39'52"W	50.00'
L119	S11°02'35"E	15.30'
L136	S46°47'56"E	2.93'
L137	S56°24'45"E	4.37'
L138	S81°22'34"E	22.84'
L139	S11°49'20"E	10.23'
L140	S89°41'31"E	9.79'
L141	S52°13'50"E	26.92'
L142	S74°19'54"E	7.21'
L143	N86°26'44"E	15.15'
L144	N39°25'09"E	21.29'
L145	N73°59'04"E	4.18'
L146	N60°02'34"E	38.47'
L147	N43°30'29"E	28.75'
L148	N60°44'01"E	30.73'
L149	N76°46'02"E	29.59'
L150	N56°01'16"E	8.23'
L151	N22°52'56"E	7.49'
L152	S26°38'39"E	18.89'
L153	S57°24'04"E	5.00'
L154	S61°45'51"E	50.44'
L199	N14°25'45"W	20.14'
L210	S82°32'35"E	100.27'

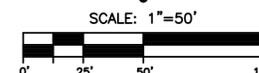
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C116	830.00'	6°21'28"	92.10'	92.05'	N82°05'19"E
C117	25.00'	78°38'33"	34.31'	31.68'	N39°35'18"E
C118	25.00'	57°14'51"	24.98'	23.95'	S28°53'27"W
C119	25.00'	108°43'57"	47.44'	40.64'	S54°05'58"E
C120	830.00'	4°26'46"	64.41'	64.39'	N69°18'41"E
C172	25.00'	45°42'38"	19.94'	19.42'	N34°39'33"E
C173	655.00'	3°33'35"	40.69'	40.69'	S77°28'25"W
C196	35.00'	9°43'08"	5.94'	5.93'	S44°53'29"E
C197	28.99'	42°26'11"	21.47'	20.99'	S16°48'33"E
C198	35.00'	2°04'14"	1.26'	1.26'	N43°14'51"E
C199	25.00'	14°13'45"	6.21'	6.19'	N37°10'05"E
C200	35.00'	56°23'31"	34.45'	33.07'	N58°14'58"E
C201	25.00'	47°01'34"	20.52'	19.95'	N62°55'56"E
C202	35.00'	34°33'55"	21.11'	20.80'	N56°42'07"E
C203	25.00'	15°16'25"	6.66'	6.64'	N67°40'47"E
C204	25.00'	16°32'05"	7.21'	7.19'	N51°46'32"E
C205	35.00'	17°13'32"	10.52'	10.48'	N52°07'15"E
C206	35.00'	58°55'36"	36.00'	34.43'	S89°48'10"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C207	25.00'	42°53'35"	18.72'	18.28'	S81°47'10"E
C208	25.00'	20°44'47"	9.05'	9.00'	N66°23'39"E
C209	75.00'	49°00'43"	64.16'	62.22'	S52°10'48"E
C243	34.20'	39°56'29"	23.84'	23.36'	S69°43'17"E
C244	34.20'	19°01'11"	11.35'	11.30'	N80°47'53"E
C245	80.80'	16°12'19"	22.85'	22.78'	N79°23'27"E
C246	54.20'	48°04'27"	45.48'	44.15'	N63°27'23"E
C247	35.80'	140°50'52"	88.01'	67.46'	S70°09'24"E
C248	35.80'	78°04'16"	48.78'	45.09'	S39°18'10"W
C249	35.80'	97°47'36"	61.10'	53.95'	N58°06'39"W
C250	52.20'	66°30'10"	60.59'	57.24'	N42°27'56"W
C328	100.00'	14°41'46"	25.65'	25.58'	N07°04'52"W
C333	75.00'	18°27'39"	24.17'	24.06'	N18°26'37"W



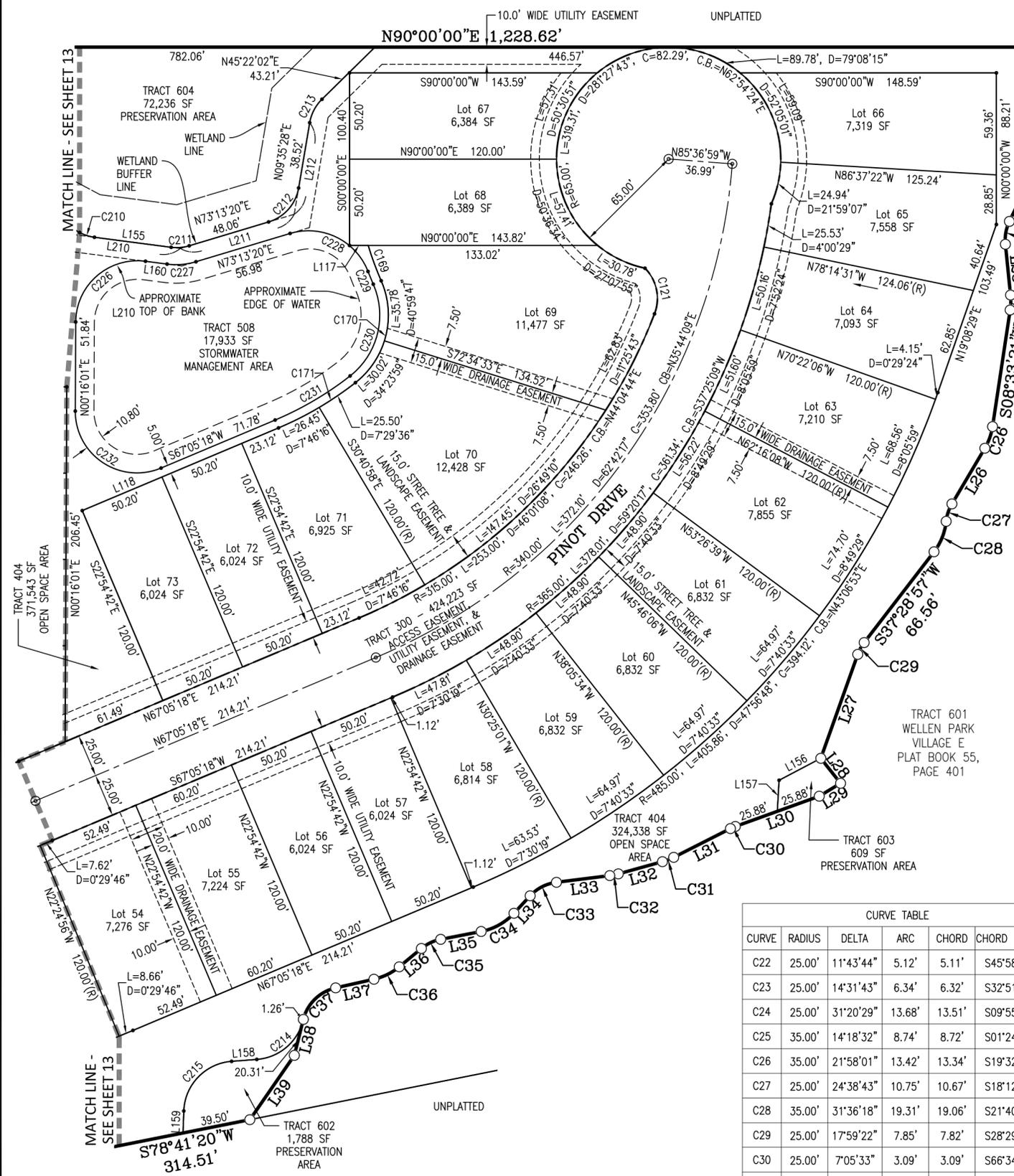
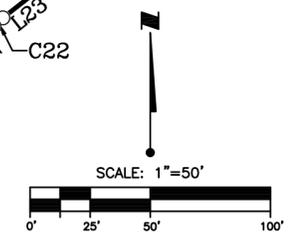
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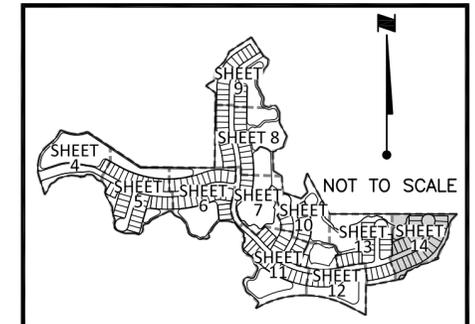
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LINE	BEARING	DISTANCE
L23	S51°50'46"W	19.09'
L24	S25°35'19"W	34.79'
L25	S05°45'10"E	29.68'
L26	S30°31'22"W	37.60'
L27	S19°29'36"W	64.14'
L28	S38°13'07"E	18.52'
L29	S58°42'50"W	14.45'
L30	S70°07'23"W	51.76'
L31	S63°01'50"W	36.89'
L32	S74°30'08"W	26.55'
L33	S82°47'39"W	31.16'
L34	S42°44'28"W	13.85'
L35	S78°58'59"W	23.90'
L36	S50°16'24"W	16.71'

LINE	BEARING	DISTANCE
L37	S77°14'46"W	22.76'
L38	S13°58'23"W	21.56'
L39	S34°36'11"W	45.45'
L117	N90°00'00"E	10.80'
L155	S82°32'35"E	44.86'
L156	S62°09'07"W	27.37'
L157	S03°15'56"W	18.10'
L158	S85°39'22"W	14.64'
L159	S02°00'24"W	12.82'
L160	S82°32'35"E	12.64'
L210	S82°32'35"E	100.27'
L211	N73°13'20"E	68.93'
L212	N09°35'28"E	55.13'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	25.00'	11°43'44"	5.12'	5.11'	S45°58'54"W
C23	25.00'	14°31'43"	6.34'	6.32'	S32°51'11"W
C24	25.00'	31°20'29"	13.68'	13.51'	S09°55'04"W
C25	35.00'	14°18'32"	8.74'	8.72'	S01°24'06"W
C26	35.00'	21°58'01"	13.42'	13.34'	S19°32'22"W
C27	25.00'	24°38'43"	10.75'	10.67'	S18°12'01"W
C28	35.00'	31°36'18"	19.31'	19.06'	S21°40'49"W
C29	25.00'	17°59'22"	7.85'	7.82'	S28°29'17"W
C30	25.00'	7°05'33"	3.09'	3.09'	S66°34'37"W
C31	35.00'	11°28'18"	7.01'	7.00'	S68°45'59"W
C32	35.00'	8°17'31"	5.07'	5.06'	S78°38'54"W
C33	25.00'	40°03'12"	17.48'	17.12'	S62°46'04"W
C34	35.00'	36°14'32"	22.14'	21.77'	S60°51'43"W
C35	25.00'	28°42'36"	12.53'	12.40'	S64°37'41"W
C36	35.00'	26°58'23"	16.48'	16.33'	S63°45'35"W
C37	25.00'	63°16'24"	27.61'	26.23'	S45°36'35"W
C121	25.00'	65°40'41"	28.66'	27.11'	N11°46'11"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C169	182.00'	6°53'24"	21.89'	21.87'	S20°07'38"E
C170	50.00'	75°23'46"	65.80'	61.15'	S14°07'33"W
C171	195.00'	15°15'52"	51.95'	51.80'	S59°27'22"W
C210	25.00'	20°46'44"	9.07'	9.02'	S72°09'13"E
C211	25.00'	24°14'05"	10.57'	10.50'	N85°20'23"E
C212	25.00'	63°37'51"	27.76'	26.36'	N41°24'24"E
C213	25.00'	35°46'34"	15.61'	15.36'	N27°28'45"E
C214	30.02'	70°28'21"	36.92'	34.64'	S50°24'30"W
C215	30.00'	83°38'58"	43.80'	40.01'	S43°49'53"W
C226	35.80'	97°11'24"	60.73'	53.70'	N48°51'43"E
C227	40.00'	24°14'05"	16.92'	16.79'	N85°20'23"E
C228	37.00'	85°39'47"	55.32'	50.31'	S63°56'46"E
C229	187.00'	2°27'28"	8.02'	8.02'	S22°20'37"E
C230	45.00'	75°23'46"	59.22'	55.04'	S14°07'33"W
C231	190.00'	15°15'52"	50.62'	50.47'	S59°27'22"W
C232	35.80'	113°10'44"	70.72'	59.77'	N56°19'21"W



TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

Stantec
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