

OASIS AT WEST VILLAGES, PHASE 2 REPLAT

A REPLAT OF TRACT 701 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 & A REPLAT OF LOTS 38 – 55 OF OASIS AT WEST VILLAGES, PHASE 2 AS RECORDED IN PLAT BOOK 53, PAGE 133 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

"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."

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat, and:

PRIVATE:

Does hereby dedicate and set apart the drainage and utility easements shown and described on this plat for said uses and purposes to West Villages Improvement District (the "District"), and Oasis at West Villages Community Association, Inc., a Florida corporation not for profit (the "Association") and does further hereby dedicate and set apart the utility easements shown and described on this plat for said uses and purposes to authorized utility companies providing power, gas, telephone, water, sewer, electric, cable television, and other utilities to the subdivision, such dedications being subject to any rights dedicated to the City of North Port by this plat; and

PUBLIC:

Does hereby dedicate all utility easements shown and described on this plat for said uses and purposes to the City of North Port forever.

IN WITNESS WHEREOF, the companies have caused this certificate to be executed in their name this ____ day of _____, ____.

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

Signature of Witness

Print Name of Witness save

Signature of Witness

Print Name of Witness

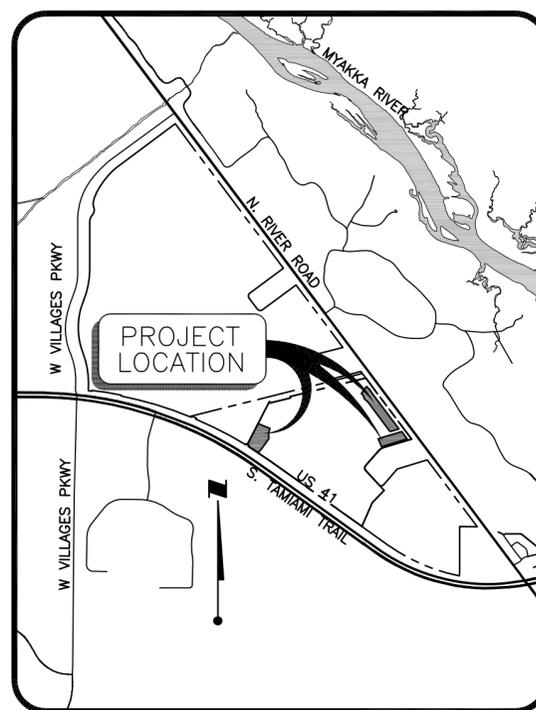
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned notary public, personally appeared Richard P. Severance, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication as Vice President 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 THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership, and who acknowledged before me that he executed such Certificate on behalf of the partnership and companies.

Witness my hand and official seal this ____ day of _____, ____.

Notary Public, State of Florida at Large

My commission expires: _____



LOCATION MAP
SCALE: 1"=1,800'

NOTICE

1. The Declaration of Restrictions for Oasis at West Villages was recorded in the Official Records as Instrument Number 2017159438, Public Records of Sarasota County, Florida as amended in the First Amendment recorded in the Official Records as Instrument Number 2018037578, Public Records of Sarasota County, Florida and as further amended in the Second Amendment recorded in Official Records as Instrument Number 2019103106, Public Records of Sarasota County, Florida (collectively the "Declaration"). An additional amendment to the Declaration is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
2. Tract 702 is a future development area to be retained by developer.
3. A portion of N-2 Neighborhood 2 of the Village "B" VDP of West Villages.

**CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT
ENGINEER**

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, the undersigned, hereby certify that I have reviewed this plat and in my opinion it conforms to the current subdivision ordinance of the City of North Port, Florida.

By: _____ Date _____
City Engineer
Florida Certificate # _____

CERTIFICATE OF APPROVAL OF THE 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 _____, ____.

By: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida this ____ day of _____, A.D. ____.

By: _____ Date _____
Mayor

Attest: _____ Date _____
City Clerk

**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., ____.

By: _____
Chairperson

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., ____.

Karen E. Rushing
Clerk of the Circuit Court
Sarasota County, Florida
By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR & MAPPER

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.

Alan K. Fish, PSM Florida
Certificate #3941
Date _____

CERTIFICATE OF SURVEYOR

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

STANTEC CONSULTING SERVICES, INC. L.B.#7866

Date: _____ By: _____
Robert. R. Cunningham, P.S.M.
Florida Certificate #3924



Stantec

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

Task Code: 845
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 2 REPLAT

A REPLAT OF TRACT 701 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 & A REPLAT OF LOTS 38 - 55 OF OASIS AT WEST VILLAGES, PHASE 2 AS RECORDED IN PLAT BOOK 53, PAGE 133 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (E1.7) with a base flood elevation of 7 feet, North American Vertical Datum (NAVD) of 1988, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C370F, effective 11/4/2016.

DESCRIPTION: (Prepared by the Signing Surveyor and Mapper)

Tract 701, Oasis at West Villages, Phase 1 as recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida.

Lots 38 through 55, Oasis at West Villages, Phase 2 as recorded in Plat Book 53, Page 133 of the Public Records of Sarasota County, Florida.

LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
- = 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#043 SARCO RW) UNLESS NOTED OTHERWISE
- = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- D = CENTRAL ANGLE
- L = ARC LENGTH
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BEARING
- C# = CURVE # (SEE CURVE TABLE)
- L# = LINE # (SEE LINE TABLE)
- O.R.BK = OFFICIAL RECORDS BOOK
- O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
- LB# = LICENSED BUSINESS NUMBER
- NT = NON-TANGENT
- DISTRICT = WEST VILLAGES IMPROVEMENT DISTRICT

SURVEYORS NOTES:

- Bearings shown hereon are arbitrary and are based on the westerly right-of-way line of North River Road (County Road No. 777) having a bearing of S36°46'13"E and do not refer to the true meridian.
- Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet (NAVD) of 1988. To convert to National Geodetic Vertical Datum (NGVD) of 1929, add 1.11 feet.
- Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
- The plat boundary contains 234,910 square feet or 5.3928 acres, more or less.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

There are hereby expressly reserved to THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability partnership (the "Company"), its successors or assigns, easements of ten (10) feet in width along all front lot lines, two and one half (2.5) feet in width along all side lot lines, and five (5) feet in width along all rear lot lines for the express purpose of accommodating surface and underground drainage and underground utilities. Where more than one lot or parts of one or more lots are intended as a building site, only the outside boundaries of the building site shall carry said easements.

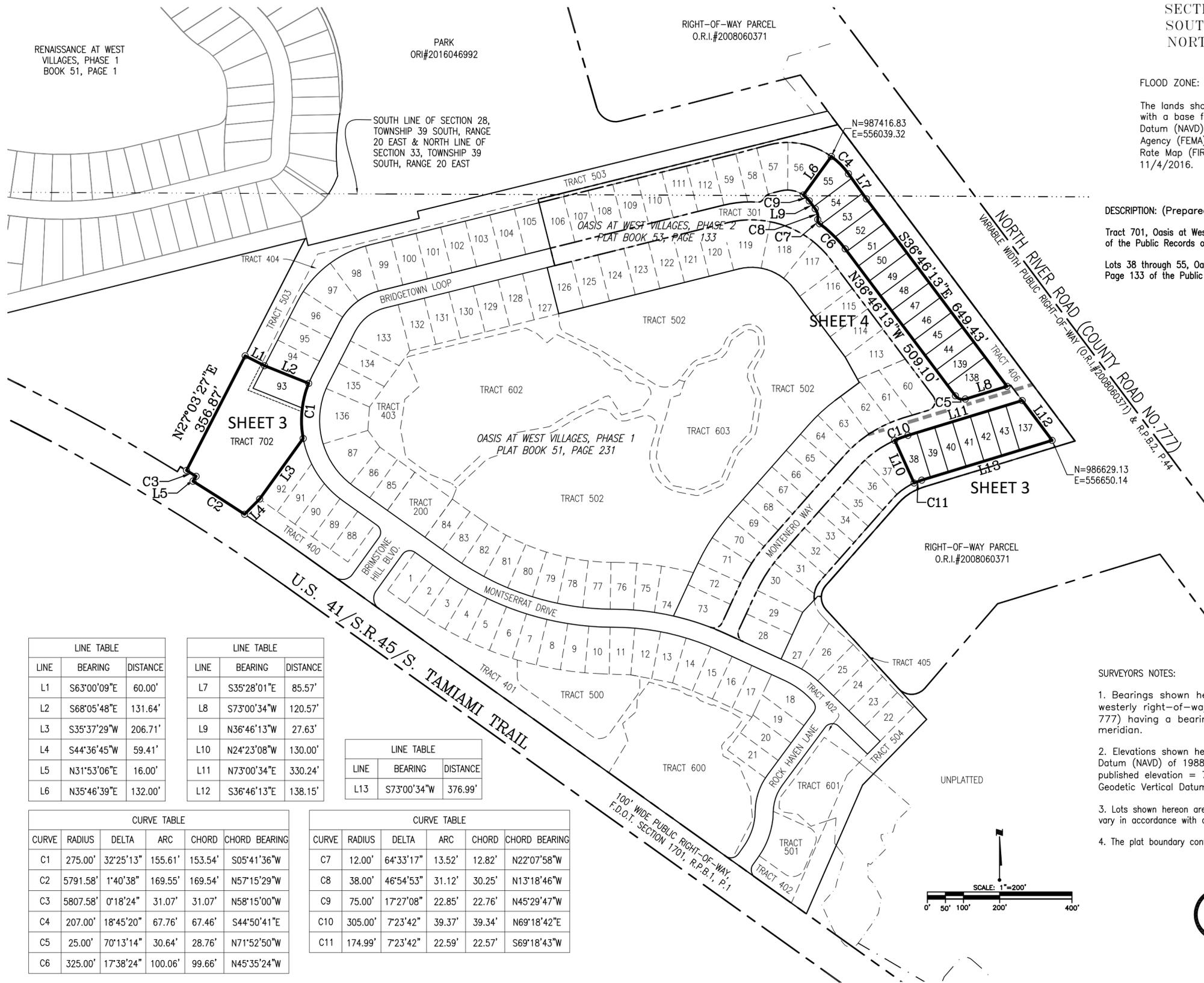
UTILITY EASEMENTS

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, Oasis at West Villages Community 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.

DRAINAGE EASEMENTS:

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



LINE	BEARING	DISTANCE
L1	S63°00'09"E	60.00'
L2	S68°05'48"E	131.64'
L3	S35°37'29"W	206.71'
L4	S44°36'45"W	59.41'
L5	N31°53'06"E	16.00'
L6	N35°46'39"E	132.00'

LINE	BEARING	DISTANCE
L7	S35°28'01"E	85.57'
L8	S73°00'34"W	120.57'
L9	N36°46'13"W	27.63'
L10	N24°23'08"W	130.00'
L11	N73°00'34"E	330.24'
L12	S36°46'13"E	138.15'

LINE	BEARING	DISTANCE
L13	S73°00'34"W	376.99'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	275.00'	32°25'13"	155.61'	153.54'	S05°41'36"W
C2	5791.58'	1°40'38"	169.55'	169.54'	N57°15'29"W
C3	5807.58'	0°18'24"	31.07'	31.07'	N58°15'00"W
C4	207.00'	18°45'20"	67.76'	67.46'	S44°50'41"E
C5	25.00'	70°13'14"	30.64'	28.76'	N71°52'50"W
C6	325.00'	17°38'24"	100.06'	99.66'	N45°35'24"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C7	12.00'	64°33'17"	13.52'	12.82'	N22°07'58"W
C8	38.00'	46°54'53"	31.12'	30.25'	N13°18'46"W
C9	75.00'	17°27'08"	22.85'	22.76'	N45°29'47"W
C10	305.00'	7°23'42"	39.37'	39.34'	N69°18'42"E
C11	174.99'	7°23'42"	22.59'	22.57'	S69°18'43"W



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

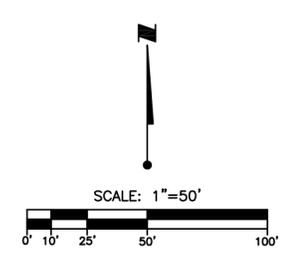
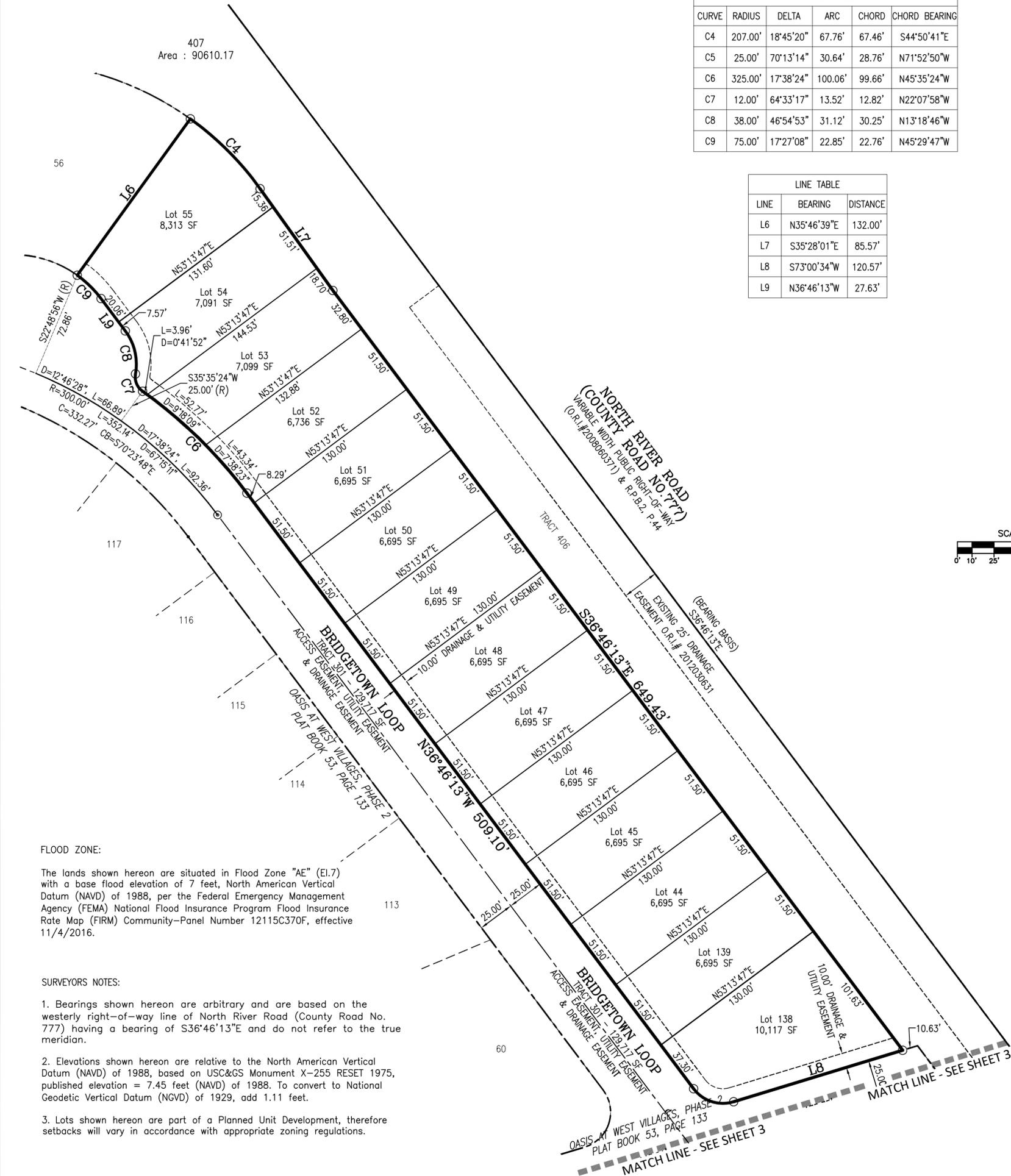
Task Code: 855
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 2 REPLAT

A REPLAT OF TRACT 701 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 & A REPLAT OF LOTS 38 - 55 OF OASIS AT WEST VILLAGES, PHASE 2 AS RECORDED IN PLAT BOOK 53, PAGE 133 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C4	207.00'	18°45'20"	67.76'	67.46'	S44°50'41"E
C5	25.00'	70°13'14"	30.64'	28.76'	N71°52'50"W
C6	325.00'	17°38'24"	100.06'	99.66'	N45°35'24"W
C7	12.00'	64°33'17"	13.52'	12.82'	N22°07'58"W
C8	38.00'	46°54'53"	31.12'	30.25'	N13°18'46"W
C9	75.00'	17°27'08"	22.85'	22.76'	N45°29'47"W

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N35°46'39"E	132.00'
L7	S35°28'01"E	85.57'
L8	S73°00'34"W	120.57'
L9	N36°46'13"W	27.63'



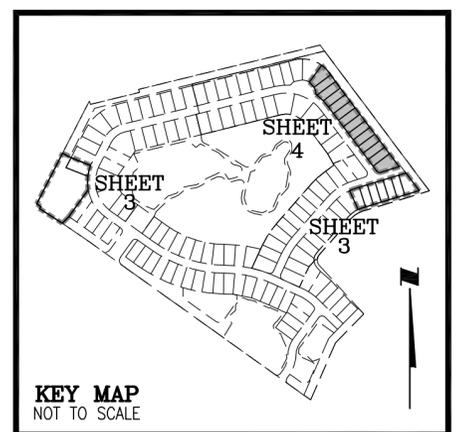
- LEGEND:
- ∠ = ANGLE POINT
 - ⊕ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
 - ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
 - = 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#043 SARCO RW) UNLESS NOTED OTHERWISE
 - = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (OA) = OVERALL DISTANCE
 - D = CENTRAL ANGLE
 - L = ARC LENGTH
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BEARING
 - C# = CURVE # (SEE CURVE TABLE)
 - L# = LINE # (SEE LINE TABLE)
 - O.R.# = OFFICIAL RECORDS BOOK
 - O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
 - LB# = LICENSED BUSINESS NUMBER
 - NT = NON-TANGENT
 - DISTRICT = WEST VILLAGES IMPROVEMENT DISTRICT
 - LMAE = LAKE MAINTENANCE ACCESS EASEMENT

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (E1.7) with a base flood elevation of 7 feet, North American Vertical Datum (NAVD) of 1988, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C370F, effective 11/4/2016.

SURVEYORS NOTES:

- Bearings shown hereon are arbitrary and are based on the westerly right-of-way line of North River Road (County Road No. 777) having a bearing of S36°46'13"E and do not refer to the true meridian.
- Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet (NAVD) of 1988. To convert to National Geodetic Vertical Datum (NGVD) of 1929, add 1.11 feet.
- Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.



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

Task Code: 830
Project Number: 215612617