

Lakespur at Wellen Park, Phase 3

(Petition No. PLF-23-251)



STAFF REPORT

From: David Brown, Planner I

Thru: Hank Flores, AICP, CFM, Planning & Zoning Manager

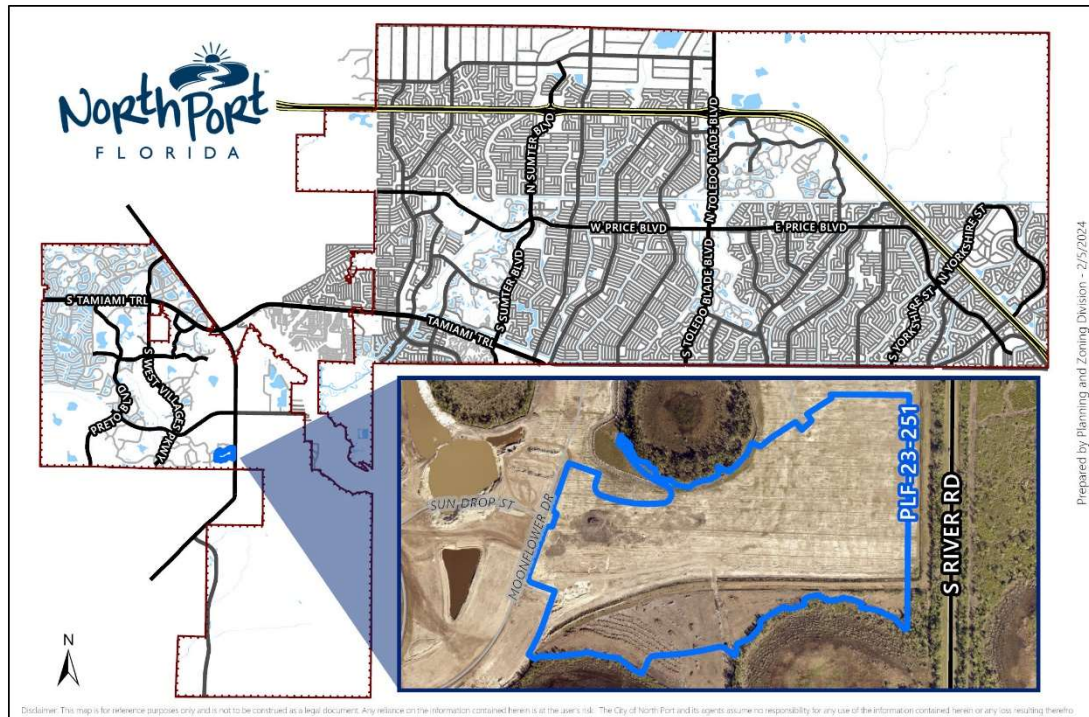
Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Deputy City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: March 7, 2024



PROJECT:

Lakespur at Wellen Park, Phase 3 (QUASI-JUDICIAL)

REQUEST:

Consideration of Lakespur at Wellen Park, Phase 3 final plat consisting of 91 single family lots and their associated roadways and stormwater improvements, as well as utility, drainage and access easements.

APPLICANT:

John Luczynski, Vice President (**Exhibit A, Affidavit**)

OWNERS:

Thomas Ranch Land Partners North Port, LLLP (**Exhibit B, Warranty Deed**)

LOCATION:

Between S. River Road and Moonflower Drive, approximately 0.60 miles south of Manasota Beach Road.

PROPERTY SIZE:

± 29.17 acres

ZONING:

Village (V)

I. BACKGROUND

On November 2, 2023, John Luczynski of Manasota Beach Ranchlands, LLLP, submitted a Final Plat Application to the Planning & Zoning Division for the final plat of Phase 3 of Lakespur at Wellen Park.

The plat will allow for the configuration of 91 single-family detached lots and their associated roadways and stormwater improvements, as well as utility, drainage and access easements.

The subject property is zoned Village (V) with a Future Land Use Designation of Village as well.

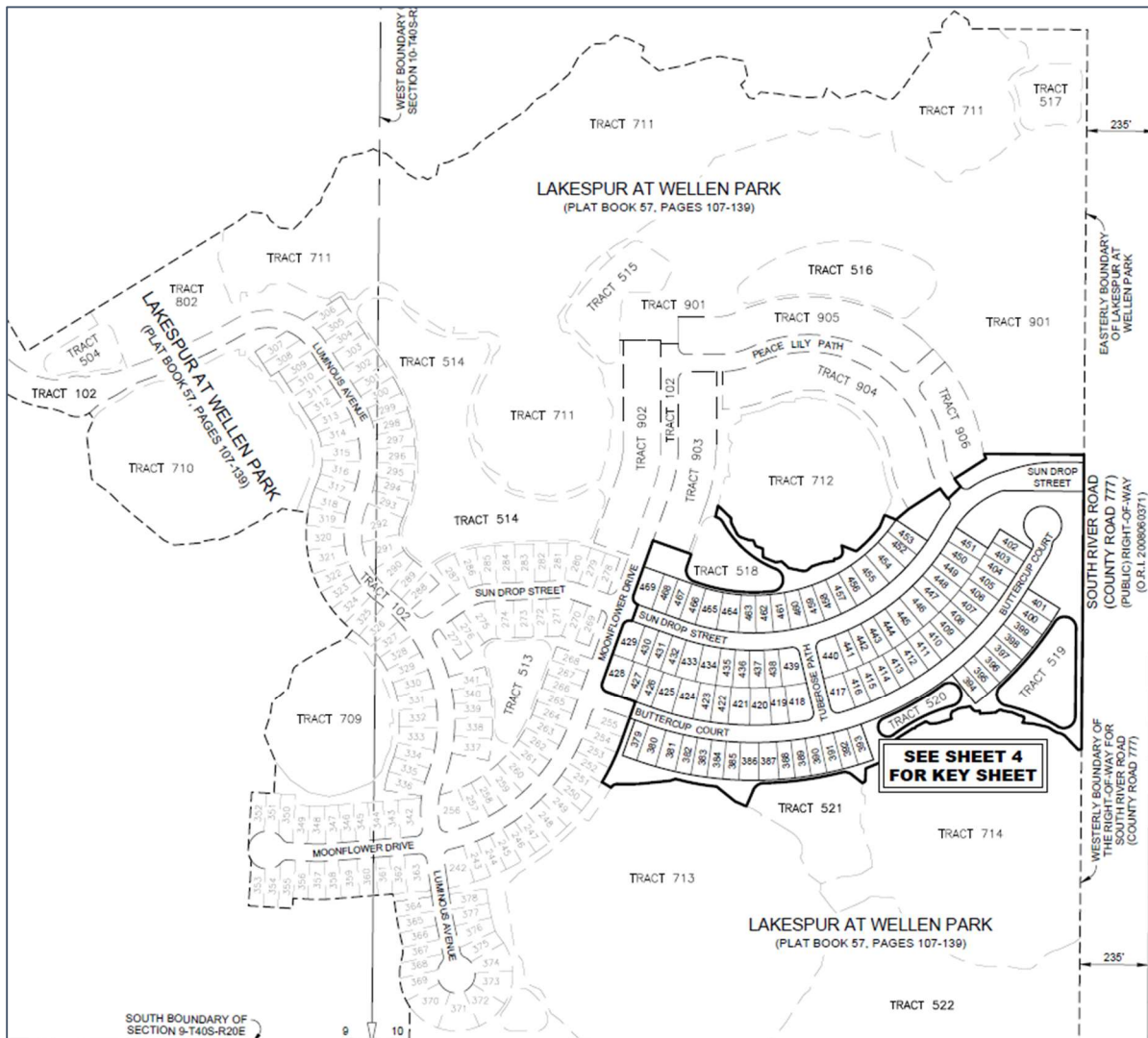


Figure 1. Lakespur at Wellen Park, Existing Phases.

I. BACKGROUND

FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I.

Conclusion: PLF-23-251 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.

Findings: The final plat was reviewed for conformance with the approved subdivision plan.

Conclusion: PLF-23-251 conforms with the approved Subdivision Concept Plan as revised (SCP-23-152) and the ULDC.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.

FLOOD ZONE

The site is within Flood Zone X (Areas of minimal flood hazard). According to Flood Insurance Rate Map No. 12115C0370F for Sarasota County, Community No. 120279, City of North Port, Florida effective November 4, 2016.



III. RECOMMENDED MOTIONS

PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PLF-23-251, Lakespur at Wellen Park Phase 3 Final Plat, as stated:

I move to recommend approval of Petition No. PLF-23-251 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the City of North Port Comprehensive Plan.

CITY COMMISSION—

The City Commission **approve** Petition No. PLF-23-251 Lakespur at Wellen Park Phase 3 Final Plat, as stated:

I move to approve Petition No. PLF-23-251 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC), and Florida Statutes Chapter 177.

IV. ALTERNATIVE MOTIONS

Petition PLF-23-251 may be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD—

Petition PLF-23-251 may be denied. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

MOTION TO DENY: I move to recommend denial of the Lakespur at Wellen Park, Phase 3 Plat, Petition No. PLF 23-251, and that the City Commission find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.081 because _____
[include explanation of how the plat fails to meet each specific regulation];

2. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];

3. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the plat fails to meet each specific regulation]

CITY COMMISSION—

MOTION TO DENY: I move to deny the Lakespur at Wellen Park, Phase 3 Plat, Petition No. PLF 23-251, and find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.081 because _____
[include explanation of how the plat fails to meet each specific regulation];

2. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];

3. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the plat fails to meet each specific regulation].

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	March 7, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing	March 26, 2024 6:00 PM or as soon thereafter

VI. EXHIBITS

A.	Plat
B.	Affidavit
C.	Title Assurance
D.	City Surveyor's Approval

LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, (the "Owner") does certify ownership of the property described on this plat entitled "LAKESPUR AT WELLEN PARK, PHASE 3", and does hereby grant, convey, and dedicate said Plat for record.

The Owner does hereby state and declare the following:

Owner, as the fee simple owner, does hereby dedicate to the Lakespur at Wellen Park Homeowners Association, Inc. (the "Association"), Tract 103, as shown hereon for Private Right of Way, Ingress/Egress, Drainage, Signage, Irrigation, and Utility Easement.

Owner, as the fee simple owner, does further dedicate to the Association, Tracts 616, 617, 618, and 619, as shown hereon for Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage, and Utility Easements.

Owner, as the fee simple owner, does hereby dedicate to the City of North Port (the "City") the Lift Station Easement and all Public Utility Easements shown and depicted hereon, for the uses and purposes incidental thereto.

Owner, as the fee simple owner, does hereby grant the non-exclusive street tree and landscape easements to the Association and the City, over and across the fifteen feet (15') in width along the exterior boundaries of Tract 103. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.

Owner, as the fee simple owner, does hereby dedicate and convey to the West Villages Improvement District (the "District"), a non-exclusive easement for ingress and egress over Tract 103 for the performance of their official duties.

Owner, as fee simple owner, does further dedicate and convey all Drainage and Access Easements shown on this plat to the District for access and drainage purposes and other purposes incidental hereto.

Owner, as fee simple owner, does further dedicate and convey all Irrigation Easements to the District for access and irrigation purposes and other purposes incidental hereto.

IN WITNESS WHEREOF, the undersigned Owner, has caused these presents to be executed in its name this _____ day of _____, A.D., 2023

WITNESS: _____
Manasota Beach Ranchlands, 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.
WITNESS: _____
By: _____
Richard P. Severance, Vice President

NOTARY ACKNOWLEDGEMENT:

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 _____, 2023, by Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company as Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, and General Partner of Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, on behalf of said partnership and said companies and who is personally known by me to be the individual described in and who executed the foregoing certificate of ownership and dedication.

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE:

The West Villages Improvement District (the "District") hereby accepts the Ingress and Egress Easement, Drainage and Access Easements, and Irrigation Easements as shown and depicted on this plat.

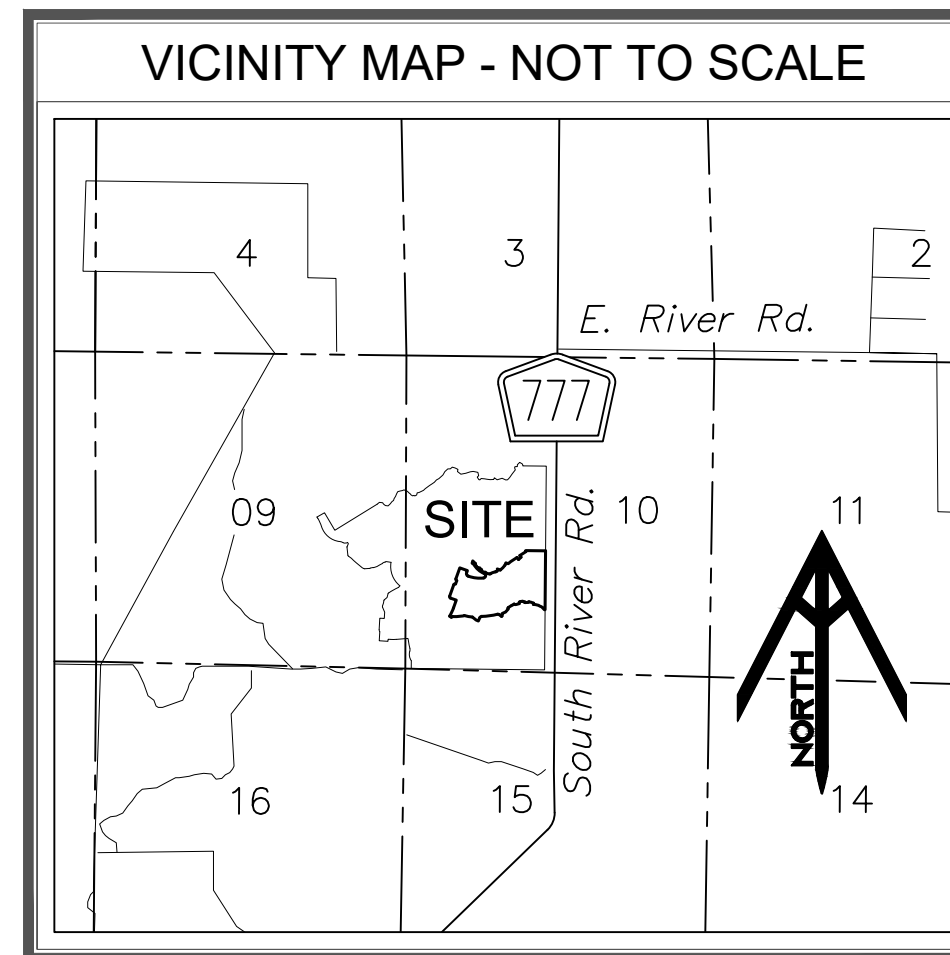
Attest _____ Secretary By _____ Chairman

NOTARY ACKNOWLEDGEMENT:

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 _____, 2023, by John Luczynski, as Chairman of West Villages Improvement District, an Independent Special District created pursuant to Chapter 189, Florida Statutes, on behalf of the District, and who is personally known by me to be the individual who executed the foregoing certificate of acceptance.

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



DEDICATION OF EASEMENTS:

All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services.

LOT LINE EASEMENTS:

There are hereby expressly reserved to Lakespur at Wellen Park Homeowners Association, Inc., 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 accommodation surface and underground drainage, irrigation and underground utilities. When 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.

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) Notional Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

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 _____, Public records of Sarasota county, Florida, this _____ day of _____, A.D., 2023.

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

BY: _____
Chairperson

SURVEYORS CERTIFICATE:

I, the undersigned Florida licensed professional land surveyor, hereby certify that this plat is a true and correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Development Code, as amended and that the Permanent Reference Monuments (P.R.M.'S) were installed on September 6th, 2023. The Permanent Control Points (PCP'S), Lot Corners, and Benchmarks installation date will be certified by a recorded affidavit.

BY: _____
Pierson A. Monetti
Professional Surveyor and Mapper No. LS 7227
MRIC Spatial (Licensed Business Number LB8325)
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND 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., 2023

BY: _____
Chairperson

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., 2023.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER:

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

I hereby certify that this plat has been reviewed for conformity with the requirements of Chapter 177, Part One, of the Florida Statutes.

BY: _____ DATE _____
City Surveyor & Mapper
Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3941

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 County, Florida.

BY: _____ DATE _____
City Engineer

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 recording by North Port City Commission, County of Sarasota, Florida, this _____ day of _____, A.D., 2023

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk



LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

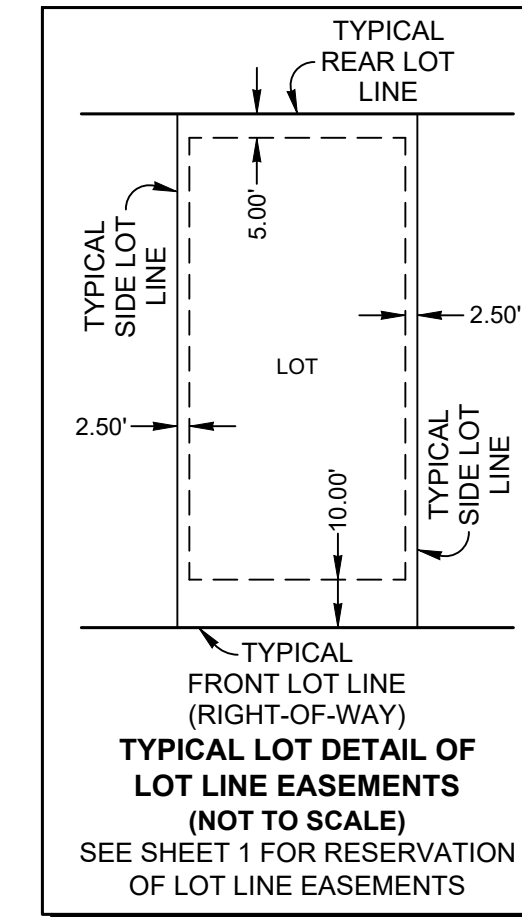
BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LAKESPUR PHASE 3 LEGAL DESCRIPTION:

THAT PART OF TRACT 901 IN LAKESPUR AT WELLEN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, OF PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

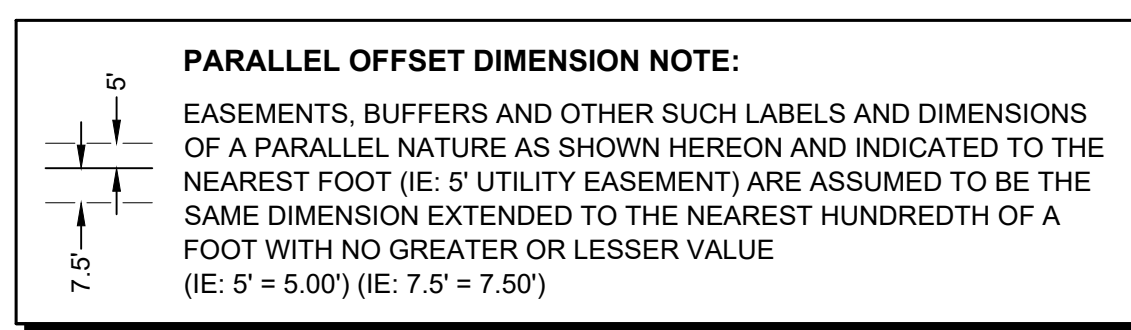
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT 901 BEING ALSO THE NORTHEASTERLY CORNER OF TRACT 714 IN SAID LAKESPUR AT WELLEN PARK AND A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD #777 AS GRANTED PER ORI # 2008060371; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINE OF SAID TRACT 901 FOR THE FOLLOWING: 1) THENCE SOUTH 73°53'28" WEST, A DISTANCE OF 10.89 FEET; 2) THENCE NORTH 43°46'22" WEST, A DISTANCE OF 67.83 FEET; 3) THENCE NORTH 59°16'14" WEST, A DISTANCE OF 13.71 FEET; 4) THENCE NORTH 74°57'53" WEST, A DISTANCE OF 17.23 FEET; 5) THENCE NORTH 60°29'05" WEST, A DISTANCE OF 14.25 FEET; 6) THENCE NORTH 55°50'42" WEST, A DISTANCE OF 11.28 FEET; 7) THENCE NORTH 60°40'40" WEST, A DISTANCE OF 9.28 FEET; 8) THENCE NORTH 71°35'43" WEST, A DISTANCE OF 3.97 FEET; 9) THENCE NORTH 76°59'32" WEST, A DISTANCE OF 48.61 FEET; 10) THENCE NORTH 85°22'14" WEST, A DISTANCE OF 36.55 FEET; 11) THENCE NORTH 34°38'39" EAST, A DISTANCE OF 1.09 FEET TO A TANGENT CURVE; 12) THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 10°36'22" EAST, AN ARC DISTANCE OF 20.97 FEET AND A CHORD DISTANCE OF 20.36 FEET TO A NON-TANGENT LINE; 13) THENCE NORTH 72°13'52" WEST, A DISTANCE OF 18.93 FEET; 14) THENCE NORTH 64°55'39" WEST, A DISTANCE OF 3.57 FEET; 15) THENCE NORTH 68°42'14" WEST, A DISTANCE OF 9.72 FEET; 16) THENCE NORTH 67°44'17" WEST, A DISTANCE OF 11.53 FEET; 17) THENCE NORTH 79°50'54" WEST, A DISTANCE OF 1.96 FEET; 18) THENCE NORTH 82°13'01" WEST, A DISTANCE OF 15.03 FEET; 19) THENCE NORTH 77°49'35" WEST, A DISTANCE OF 13.88 FEET; 20) THENCE NORTH 66°59'19" WEST, A DISTANCE OF 8.18 FEET TO A NON-TANGENT CURVE; 21) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 60°53'54" WEST, AN ARC DISTANCE OF 19.70 FEET AND A CHORD DISTANCE OF 19.19 FEET TO A NON-TANGENT LINE; 22) THENCE SOUTH 85°45'57" WEST, A DISTANCE OF 55.06 FEET TO A NON-TANGENT CURVE; 23) THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 09°12'57" WEST, AN ARC DISTANCE OF 10.36 FEET AND A CHORD DISTANCE OF 10.29 FEET TO A NON-RADIAL CURVE; 24) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET SUBTENDING A CHORD BEARING NORTH 77°07'25" WEST, AN ARC DISTANCE OF 27.11 FEET AND A CHORD DISTANCE OF 25.08 FEET TO A TANGENT LINE; 25) THENCE NORTH 38°17'10" WEST, A DISTANCE OF 11.90 FEET; 26) THENCE SOUTH 80°31'00" WEST, A DISTANCE OF 42.32 FEET TO A TANGENT CURVE; 27) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 63.27 FEET SUBTENDING A CHORD BEARING SOUTH 63°38'47" WEST, AN ARC DISTANCE OF 21.83 FEET AND A CHORD DISTANCE OF 21.72 FEET TO A NON-RADIAL CURVE; 28) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 06°38'14" WEST, AN ARC DISTANCE OF 28.17 FEET AND A CHORD DISTANCE OF 26.71 FEET; 29) THENCE SOUTH 72°57'43" WEST, A DISTANCE OF 50.28 FEET; 30) THENCE SOUTH 86°00'10" WEST, A DISTANCE OF 25.81 FEET; 31) THENCE NORTH 62°18'27" WEST, A DISTANCE OF 15.54 FEET TO A TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 63°50'51" WEST, AN ARC DISTANCE OF 1.34 FEET AND A CHORD DISTANCE OF 1.34 FEET; 32) THENCE SOUTH 62°50'19" WEST, A DISTANCE OF 10.87 FEET; 33) THENCE SOUTH 60°43'22" WEST, A DISTANCE OF 14.99 FEET; 34) THENCE SOUTH 62°16'22" WEST, A DISTANCE OF 7.75 FEET; 35) THENCE SOUTH 60°53'55" WEST, A DISTANCE OF 7.01 FEET; 36) THENCE SOUTH 19°35'49" WEST, A DISTANCE OF 4.77 FEET; 37) THENCE SOUTH 86°30'10" WEST, A DISTANCE OF 7.29 FEET; 38) THENCE SOUTH 57°43'50" WEST, A DISTANCE OF 57.77 FEET; 39) THENCE SOUTH 57°58'33" WEST, A DISTANCE OF 11.02 FEET TO A NON-TANGENT CURVE; 40) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 03°54'11" WEST, AN ARC DISTANCE OF 19.46 AND A CHORD DISTANCE OF 18.97 FEET TO A TANGENT LINE; 41) THENCE SOUTH 18°23'43" EAST, A DISTANCE OF 6.04 FEET; 42) THENCE SOUTH 41°58'32" WEST, A DISTANCE OF 38.21 FEET; 43) THENCE SOUTH 40°30'32" WEST, A DISTANCE OF 30.74 FEET; 44) THENCE SOUTH 67°37'08" WEST, A DISTANCE OF 63.25 FEET; 45) THENCE SOUTH 3°23'58" WEST, A DISTANCE OF 45.09 FEET TO A NON-TANGENT CURVE; 46) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 59°33'38" WEST, AN ARC DISTANCE OF 10.66 FEET AND A CHORD DISTANCE OF 10.58 FEET TO A NON-TANGENT LINE; 47) THENCE NORTH 51°47'05" WEST, A DISTANCE OF 44.97 FEET TO A TANGENT CURVE; 48) THENCE NORTHWESTERLY ALONG SAID CURVE TO THE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING NORTH 76°18'39" WEST, AN ARC DISTANCE OF 38.80 FEET AND A CHORD DISTANCE OF 37.29 FEET TO A REVERSE CURVE; 49) THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,240.00 FEET SUBTENDING A CHORD BEARING SOUTH 82°10'37" WEST, AN ARC DISTANCE OF 271.52 FEET AND A CHORD DISTANCE OF 270.98 FEET TO A REVERSE CURVE; 50) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING SOUTH 55°55'37" WEST, AN ARC DISTANCE OF 45.41 FEET AND A CHORD DISTANCE OF 43.01 FEET TO A TANGENT LINE; 51) THENCE SOUTH 23°24'15" WEST, A DISTANCE OF 60.49 FEET; 52) THENCE NORTH 66°35'45" WEST, A DISTANCE OF 41.90 FEET; 53) THENCE NORTH 51°20'29" WEST, A DISTANCE OF 37.90 FEET; 54) THENCE NORTH 51°04'38" WEST, A DISTANCE OF 43.50 FEET TO A NON-TANGENT CURVE; 55) THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 872.89 FEET SUBTENDING A CHORD BEARING NORTH 79°29'01" WEST, AN ARC DISTANCE OF 144.48 FEET AND A CHORD DISTANCE OF 144.32 FEET TO A NON-TANGENT LINE; 56) THENCE SOUTH 71°47'41" WEST, A DISTANCE OF 20.43 FEET; 57) THENCE SOUTH 84°20'35" WEST, A DISTANCE OF 71.03 FEET; 58) THENCE SOUTH 84°09'29" WEST, A DISTANCE OF 40.17 FEET; 59) THENCE SOUTH 89°52'22" WEST, A DISTANCE OF 70.21 FEET TO A TANGENT CURVE; 60) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 60°30'31" WEST, AN ARC DISTANCE OF 25.63 FEET AND A CHORD DISTANCE OF 24.52 FEET TO A NON-TANGENT LINE; 61) THENCE NORTH 58°53'54" WEST, A DISTANCE OF 36.58 FEET TO A TANGENT CURVE; 62) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 780.00 FEET SUBTENDING A CHORD BEARING NORTH 25°20'24" EAST, AN ARC DISTANCE OF 156.87 FEET AND A CHORD DISTANCE OF 156.81 FEET TO A TANGENT LINE; 63) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 143.89 FEET; 64) THENCE NORTH 70°25'18" WEST, A DISTANCE OF 105.00 FEET TO A TANGENT CURVE; 65) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 25°25'18" WEST, AN ARC DISTANCE OF 39.27 FEET AND A CHORD DISTANCE OF 35.36 FEET TO A RADIAL LINE; 66) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 60.00 FEET TO A RADIAL CURVE; 67) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 64°34'42" EAST, AN ARC DISTANCE OF 39.27 FEET AND A CHORD DISTANCE OF 35.36 FEET TO A RADIAL LINE; 68) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 60.00 FEET TO A RADIAL CURVE; 69) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 25°25'18" WEST, AN ARC DISTANCE OF 39.27 FEET AND A CHORD DISTANCE OF 35.36 FEET TO A TANGENT LINE; 70) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 200.43 FEET; 71) THENCE SOUTH 70°25'18" EAST, A DISTANCE OF 140.00 FEET; 72) THENCE SOUTH 19°34'42" WEST, A DISTANCE OF 45.43 FEET TO THE A TANGENT CURVE; 73) THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING SOUTH 25°25'18" EAST, AN ARC DISTANCE OF 62.83 FEET AND A CHORD DISTANCE OF 56.57 FEET TO A TANGENT LINE; 74) THENCE SOUTH 70°25'18" EAST, A DISTANCE OF 12.71 FEET TO A TANGENT CURVE; THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 580.00 FEET SUBTENDING A CHORD BEARING SOUTH 83°25'03" EAST, AN ARC DISTANCE OF 263.11 FEET AND A CHORD DISTANCE OF 260.86 FEET TO A COMPOUND CURVE; 75) THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING NORTH 07°40'01" EAST, AN ARC DISTANCE OF 106.00 FEET AND A CHORD DISTANCE OF 77.60 FEET TO A REVERSE CURVE; 76) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 360.00 FEET SUBTENDING A CHORD BEARING NORTH 48°38'23" WEST, AN ARC DISTANCE OF 246.47 FEET AND A CHORD DISTANCE OF 241.68 FEET TO A REVERSE CURVE; 77) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING NORTH 53°01'24" WEST, AN ARC DISTANCE OF 33.51 FEET AND A CHORD DISTANCE OF 32.53 FEET TO A NON-TANGENT LINE; 78) THENCE NORTH 12°58'49" EAST, A DISTANCE OF 39.81 FEET; 79) THENCE SOUTH 46°01'36" EAST, A DISTANCE OF 62.89 FEET TO A NON-TANGENT CURVE; 80) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 48°47'04" EAST, AN ARC DISTANCE OF 18.36 FEET AND A CHORD DISTANCE OF 17.95 FEET TO A TANGENT LINE; 81) THENCE SOUTH 69°49'12" EAST, A DISTANCE OF 27.69 FEET; 82) THENCE SOUTH 84°10'26" EAST, A DISTANCE OF 17.53 FEET; 83) THENCE SOUTH 21°06'11" EAST, A DISTANCE OF 20.77 FEET; 84) THENCE SOUTH 70°45'19" EAST, A DISTANCE OF 25.31 FEET; 85) THENCE SOUTH 27°36'05" EAST, A DISTANCE OF 1.89 FEET; 86) THENCE SOUTH 1°07'53" EAST, A DISTANCE OF 22.17 FEET TO A TANGENT CURVE; 87) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 08°33'21" EAST, AN ARC DISTANCE OF 6.48 FEET AND A CHORD DISTANCE OF 6.46 FEET TO A NON-TANGENT LINE; 88) THENCE SOUTH 67°49'04" EAST, A DISTANCE OF 44.38 FEET; 89) THENCE NORTH 85°08'10" EAST, A DISTANCE OF 22.83 FEET; 90) THENCE SOUTH 47°15'58" EAST, A DISTANCE OF 32.87 FEET; 91) THENCE SOUTH 77°56'18" EAST, A DISTANCE OF 46.96 FEET TO A TANGENT CURVE; 92) THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 75°21'03" EAST, AN ARC DISTANCE OF 23.31 FEET AND A CHORD DISTANCE OF 22.47 FEET TO A POINT OF TANGENCY; 93) THENCE NORTH 48°38'24" EAST, A DISTANCE OF 15.58 FEET; 94) THENCE NORTH 72°19'43" EAST, A DISTANCE OF 41.09 FEET; 95) THENCE NORTH 80°37'38" EAST, A DISTANCE OF 37.51 FEET; 96) THENCE NORTH 12°24'10" EAST, A DISTANCE OF 7.89 FEET TO A NON-RADIAL CURVE; 97) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 42°21'35" EAST, AN ARC DISTANCE OF 48.06 FEET AND A CHORD DISTANCE OF 41.00 FEET TO A TANGENT LINE; 98) THENCE NORTH 12°43'04" WEST, A DISTANCE OF 15.60 FEET; 99) THENCE SOUTH 68°15'13" EAST, A DISTANCE OF 47.99 FEET TO A TANGENT CURVE; 100) THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 76 DEGREES 05 MINUTES 21 SECONDS EAST, AN ARC DISTANCE OF 6.84 FEET AND A CHORD DISTANCE OF 6.82 FEET TO A NON-TANGENT LINE; 101) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 515.99 FEET SUBTENDING A CHORD BEARING NORTH 44°07'54" EAST, AN ARC DISTANCE OF 115.23 FEET AND A CHORD DISTANCE OF 114.99 FEET TO A NON-TANGENT LINE; 102) THENCE NORTH 22°09'33" EAST, A DISTANCE OF 44.88 FEET; 103) THENCE SOUTH 67°50'27" EAST, A DISTANCE OF 42.48 FEET; 104) THENCE NORTH 49°38'51" EAST, A DISTANCE OF 56.31 FEET; 105) THENCE NORTH 56°56'10" EAST, A DISTANCE OF 130.00 FEET TO A RADIAL CURVE; 106) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 280.00 FEET SUBTENDING A CHORD BEARING SOUTH 37°37'17" EAST, AN ARC DISTANCE OF 44.71 FEET AND A CHORD DISTANCE OF 44.66 FEET TO A NON-RADIAL LINE; 107) THENCE NORTH 46°17'23" EAST, A DISTANCE OF 60.03 FEET TO A NON-RADIAL CURVE; 108) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 220.00 FEET SUBTENDING A CHORD BEARING NORTH 37°15'02" WEST, AN ARC DISTANCE OF 34.97 FEET AND A CHORD DISTANCE OF 34.93 FEET TO A RADIAL LINE; 109) THENCE NORTH 57°18'10" EAST, A DISTANCE OF 128.35 FEET; 110) THENCE NORTH 21°49'06" WEST, A DISTANCE OF 17.30 FEET; THENCE SOUTH 89°31'30" EAST, A DISTANCE OF 343.73 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 0°28'30" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,016.72 FEET TO THE POINT OF BEGINNING, IN SARASOTA COUNTY, FLORIDA.

EXCLUDING TRACTS 519 AND 520 IN SAID LAKESPUR AT WELLEN PARK.



NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

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



MRIC SPATIAL
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

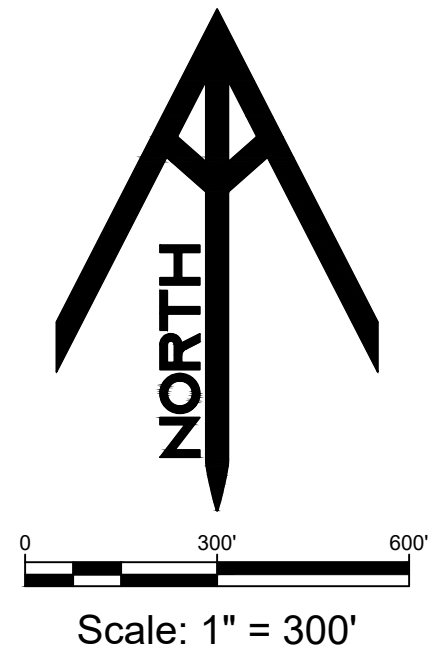
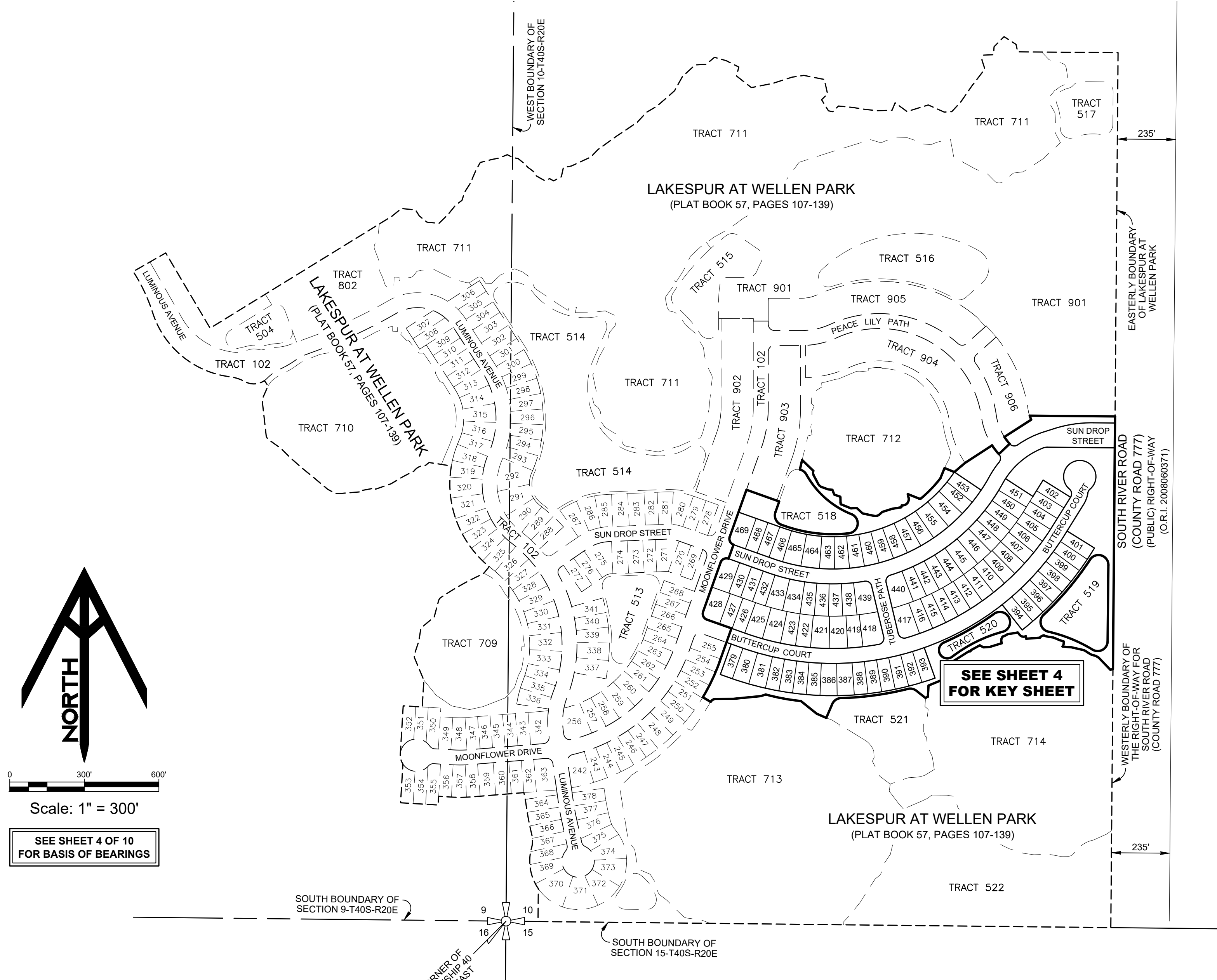
LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 4 FOR KEY SHEET

LOCATION MAP

NOTE: REFER TO THE SHEET 4 OF 10 FOR THE KEY SHEET

LEGEND:
 INDICATES SECTION CORNER
 C.C.R. INDICATES CERTIFIED CORNER RECORD

701 S. Howard Avenue, Suite 106-320
 Tampa, FL 33606
 813-515-0821
 MRICSpatial.com
 Licensed Business #8325

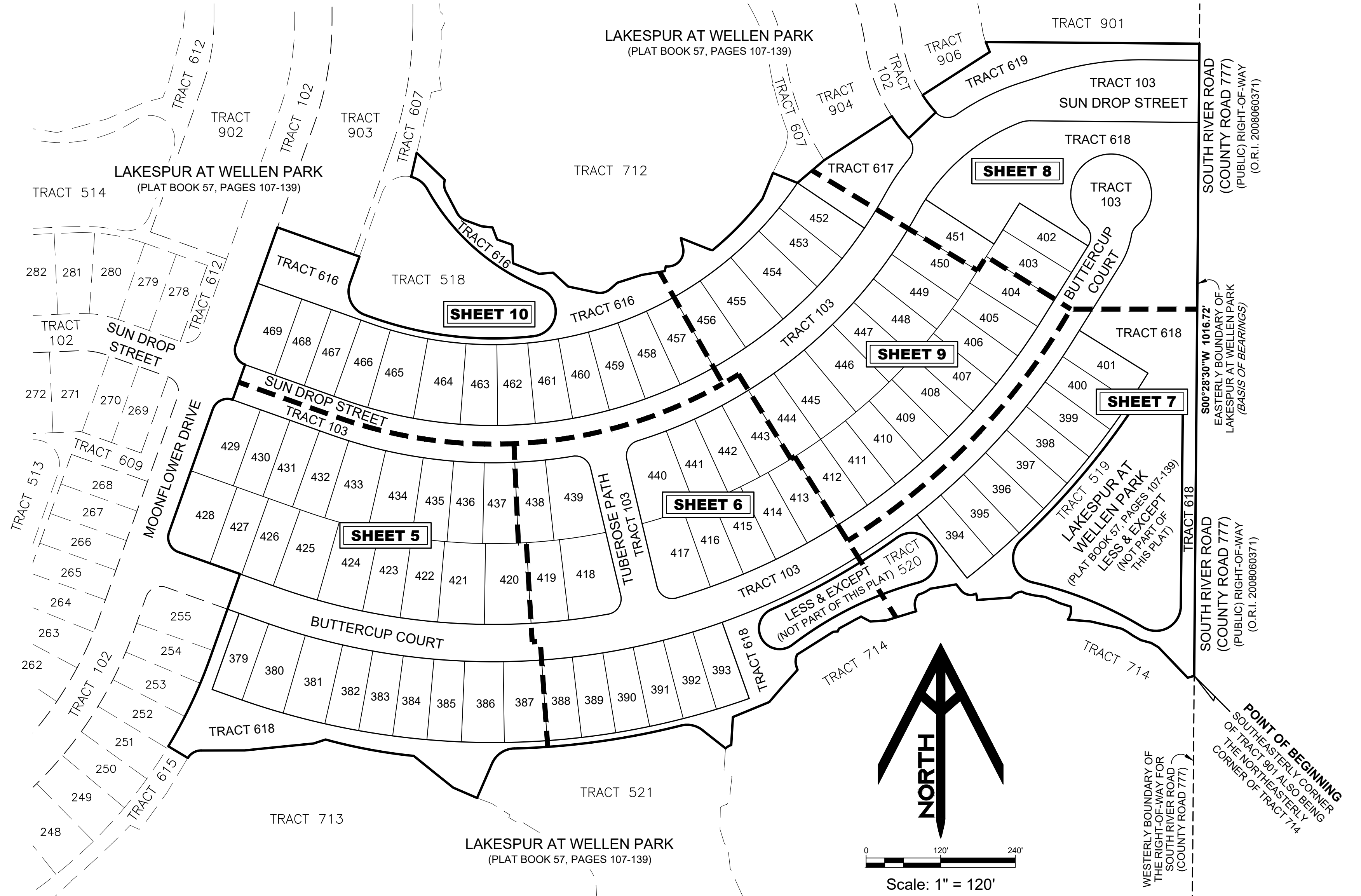
LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



TRACT DESIGNATION TABLE

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
616	47,642	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
617	16,195	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
619	19,977	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.

LEGEND:
 O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #
 S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET

BASIS OF BEARINGS

Bearings shown hereon are based on the Easterly boundary of LAKESPUR AT WELLEN PARK, as recorded in Plat Book 57, Pages 107 through 139, of the Public Records of Sarasota county, Florida, having a grid bearing of S.00°28'30"W. the grid bearings as shown hereon refer to the state plane coordinate system, North America Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



701 S. Howard Avenue, Suite 106-320
 Tampa, FL 33606
 813-515-0821
 MRICSpatial.com
 Licensed Business #8325

LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

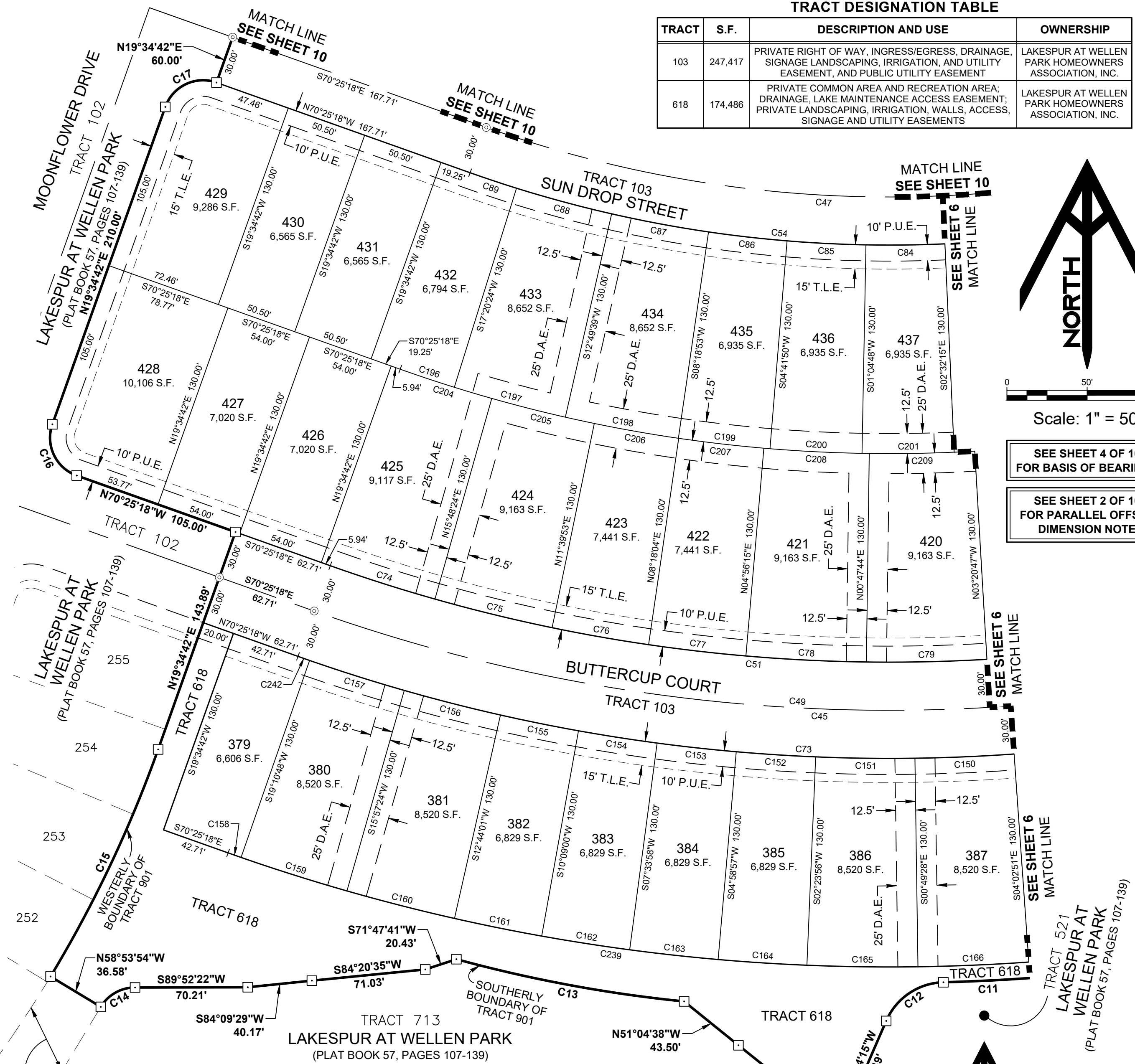
PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C11	271.52'	1240.00'	012°32'46"	S82°10'37"W	270.98'
C12	45.41'	40.00'	065°02'45"	S55°55'37"W	43.01'
C13	144.48'	872.89'	009°29'01"	N79°29'01"W	144.32'
C14	25.63'	25.00'	058°43'43"	S60°30'31"W	24.52'
C15	156.87'	780.00'	011°31'23"	N25°20'24"E	156.61'
C16	39.27'	25.00'	090°00'00"	N25°25'18"W	35.36'
C17	39.27'	25.00'	090°00'00"	N64°34'42"E	35.36'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C47	431.10'	750.00'	032°56'02"	S86°53'19"E	425.19'
C49	615.04'	1070.00'	032°56'02"	S86°53'19"E	606.61'
C51	541.42'	1040.00'	029°49'40"	S85°20'08"E	535.32'
C54	395.02'	780.00'	029°00'59"	N84°55'47"W	390.81'
C73	1490.30'	1100.00'	077°37'30"	S70°45'57"W	1378.90'
C74	68.46'	1040.00'	003°46'19"	S72°18'27"E	68.45'
C75	75.18'	1040.00'	004°08'31"	S76°15'52"E	75.17'
C76	61.05'	1040.00'	003°21'49"	S80°01'02"E	61.04'
C77	61.05'	1040.00'	003°21'49"	S83°22'50"E	61.04'
C78	75.18'	1040.00'	004°08'31"	S87°08'00"E	75.17'
C79	75.18'	1040.00'	004°08'31"	N88°43'29"E	75.17'
C84	49.25'	780.00'	003°37'03"	N89°16'16"E	49.24'
C85	49.25'	780.00'	003°37'03"	S87°06'41"E	49.24'
C86	49.25'	780.00'	003°37'03"	S83°29'38"E	49.24'
C87	61.43'	780.00'	004°30'46"	S79°25'44"E	61.42'
C88	61.43'	780.00'	004°30'46"	S74°54'59"E	61.42'
C89	30.47'	780.00'	002°14'18"	S71°32'27"E	30.47'
C150	61.88'	1100.00'	003°13'23"	N87°33'51"E	61.87'
C151	61.88'	1100.00'	003°13'24"	S89°12'46"E	61.88'
C152	49.60'	1100.00'	002°35'01"	S86°18'33"E	49.60'
C153	49.60'	1100.00'	002°35'01"	S83°43'32"E	49.60'
C154	49.60'	1100.00'	002°35'01"	S81°08'31"E	49.60'
C155	49.60'	1100.00'	002°35'01"	S78°33'30"E	49.60'
C156	61.88'	1100.00'	003°13'23"	S75°39'18"E	61.87'
C157	61.88'	1100.00'	003°13'24"	S72°25'54"E	61.87'
C158	8.55'	1230.00'	000°23'54"	S70°37'15"E	8.55'
C159	69.20'	1230.00'	003°13'24"	S72°25'54"E	69.19'
C160	69.19'	1230.00'	003°13'23"	S75°39'18"E	69.18'
C161	55.46'	1230.00'	002°35'01"	S78°33'30"E	55.46'
C162	55.46'	1230.00'	002°35'01"	S81°08'31"E	55.46'
C163	55.46'	1230.00'	002°35'01"	S83°43'32"E	55.46'
C164	55.46'	1230.00'	002°35'01"	S86°18'33"E	55.46'
C165	69.20'	1230.00'	003°13'24"	S89°12'46"E	69.19'
C166	69.19'	1230.00'	003°13'23"	N87°33'51"E	69.18'
C196	35.55'	910.00'	002°14'18"	S71°32'27"E	35.55'
C197	71.67'	910.00'	004°30'46"	S74°54'59"E	71.65'
C198	71.67'	910.00'	004°30'46"	S79°25'44"E	71.65'
C199	57.45'	910.00'	003°37'03"	S83°29'38"E	57.44'
C200	57.45'	910.00'	003°37'03"	S87°06'41"E	57.44'
C201	57.45'	910.00'	003°37'03"	N89°16'16"E	57.44'
C204	59.91'	910.00'	003°46'19"	S72°18'27"E	59.89'
C205	65.79'	910.00'	004°08'31"	S76°15'52"E	65.77'
C206	53.42'	910.00'	003°21'49"	S80°01'02"E	53.41'

TRACT DESIGNATION TABLE			
TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



LEGEND:

- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ⊙ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ---- NON-RADIAL
- O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
- C.C.R. ---- CERTIFIED CORNER RECORD
- D.A.E. ---- DRAINAGE AND ACCESS EASEMENT
- P.U.E. ---- PUBLIC UTILITY EASEMENT
- S.F. ---- AREA OF LOT OR TRACT IN SQUARE FEET
- T.L.E. ---- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C207	53.42'	910.00'	003°21'49"	S83°22'50"E	53.41'
C208	65.79'	910.00'	004°08'31"	S87°08'00"E	65.77'
C209	65.79'	910.00'	004°08'31"	N88°43'29"E	65.77'
C239	839.98'	1230.00'	039°07'40"	S89°59'08"E	823.75'
C242	7.65'	1100.00'	000°23'54"	S70°37'15"E	7.65'

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

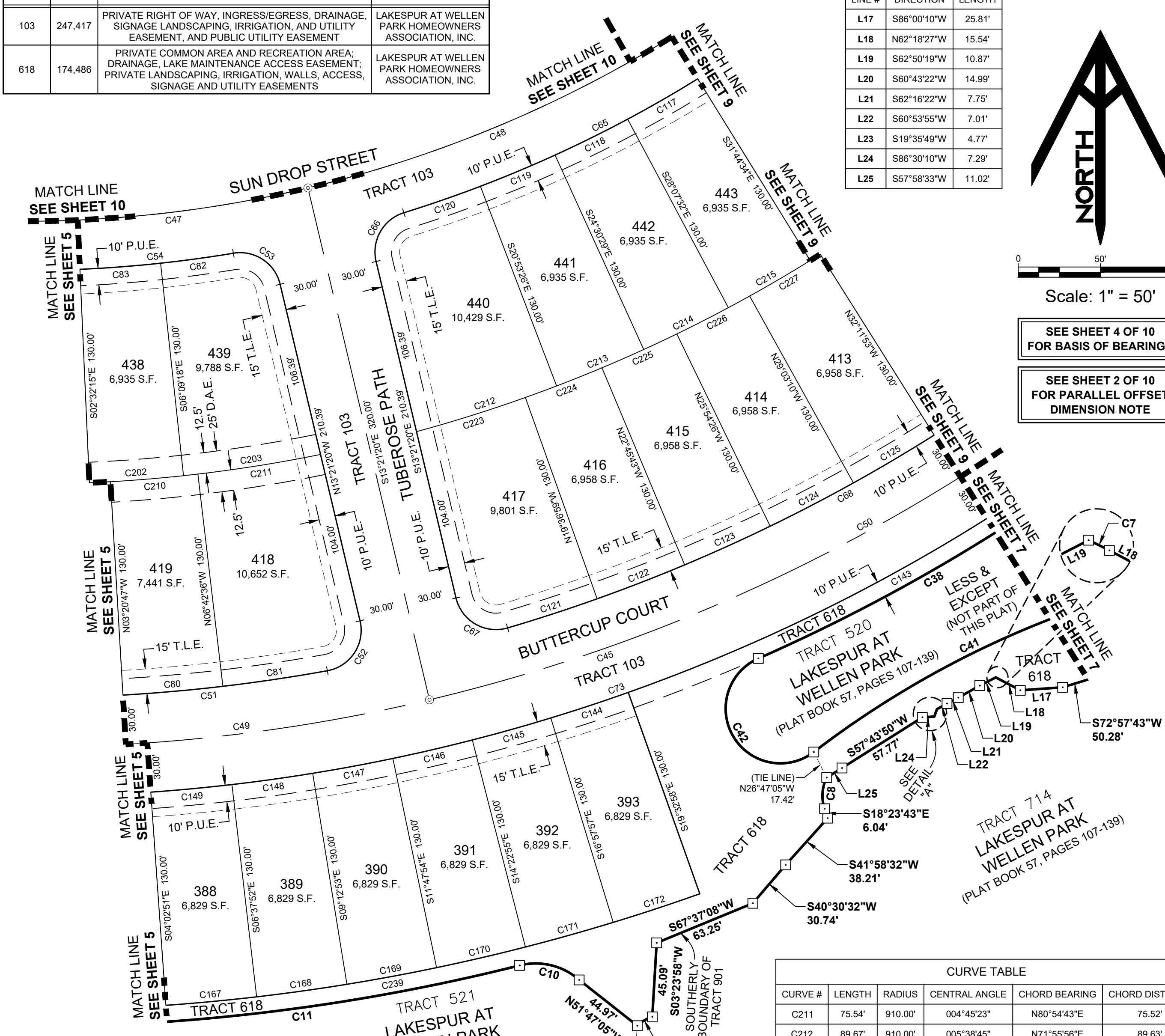
BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S86°00'10"W	25.81'
L18	N62°18'27"W	15.54'
L19	S62°50'19"W	10.87'
L20	S60°43'22"W	14.99'
L21	S62°16'22"W	7.75'
L22	S60°53'55"W	7.01'
L23	S19°35'49"W	4.77'
L24	S86°30'10"W	7.29'
L25	S57°58'33"W	11.02'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C7	1.34'	25.00'	003°04'48"	N63°50'51"W	1.34'
C8	19.46'	25.00'	044°35'47"	S03°54'11"W	18.97'
C9	10.66'	25.00'	024°25'58"	S59°33'38"W	10.58'
C10	38.80'	40.00'	055°34'14"	N76°18'39"W	37.29'
C11	271.52'	1240.00'	012°32'46"	S82°10'37"W	270.98'
C38	233.18'	1110.00'	012°02'10"	N60°13'25"E	232.75'
C41	227.90'	583.00'	022°23'51"	S63°41'57"W	226.45'
C42	112.68'	33.32'	193°44'29"	N30°37'44"W	66.17'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C47	431.10'	750.00'	032°56'02"	S86°53'19"E	425.19'
C48	625.51'	750.00'	047°47'07"	N52°45'06"E	607.54'
C49	615.04'	1070.00'	032°56'02"	S86°53'19"E	606.61'
C50	834.61'	1070.00'	044°41'28"	N54°17'56"E	813.61'
C51	541.42'	1040.00'	029°49'40"	S85°20'08"E	535.32'
C52	40.63'	25.00'	093°06'22"	N33°11'51"E	36.30'
C53	37.56'	25.00'	086°04'56"	N56°23'48"W	34.13'
C54	395.02'	780.00'	029°00'59"	N84°55'47"W	390.81'
C65	553.65'	780.00'	040°40'09"	S52°23'32"W	542.10'
C66	37.56'	25.00'	086°04'56"	S29°41'08"W	34.13'
C67	40.63'	25.00'	093°06'22"	S59°54'31"E	36.30'
C68	754.83'	1040.00'	041°35'06"	N52°44'45"E	738.37'
C73	1490.30'	1100.00'	077°37'30"	S70°45'57"W	1378.90'
C80	61.05'	1040.00'	003°21'49"	N84°58'19"E	61.04'
C81	64.25'	1040.00'	003°32'22"	N81°31'13"E	64.24'
C82	44.69'	780.00'	003°16'59"	N82°12'13"E	44.69'
C83	49.25'	780.00'	003°37'03"	N85°39'14"E	49.24'
C117	49.25'	780.00'	003°37'03"	N60°03'57"E	49.24'
C118	49.25'	780.00'	003°37'03"	N63°41'00"E	49.24'
C119	49.25'	780.00'	003°37'03"	N67°18'02"E	49.24'
C120	49.25'	780.00'	003°37'03"	N70°55'05"E	49.24'
C121	57.26'	1040.00'	003°09'17"	N71°57'39"E	57.25'
C122	57.09'	1040.00'	003°08'44"	N68°48'39"E	57.09'
C123	57.09'	1040.00'	003°08'44"	N65°39'55"E	57.09'
C124	57.09'	1040.00'	003°08'44"	N62°31'12"E	57.09'
C125	57.09'	1040.00'	003°08'44"	N59°22'28"E	57.09'
C143	359.72'	1100.00'	018°44'13"	N61°04'56"E	358.12'
C144	49.60'	1100.00'	002°35'01"	N71°44'33"E	49.60'
C145	49.60'	1100.00'	002°35'01"	N74°19'34"E	49.60'
C146	49.60'	1100.00'	002°35'01"	N76°54'35"E	49.60'
C147	49.60'	1100.00'	002°35'01"	N79°29'36"E	49.60'
C148	49.60'	1100.00'	002°35'01"	N82°04'37"E	49.60'
C149	49.60'	1100.00'	002°35'01"	N84°39'39"E	49.60'
C167	55.46'	1230.00'	002°35'01"	N84°39'39"E	55.46'
C168	55.46'	1230.00'	002°35'01"	N82°04'37"E	55.46'
C169	55.46'	1230.00'	002°35'01"	N79°29'36"E	55.46'
C170	55.46'	1230.00'	002°35'01"	N76°54'35"E	55.46'
C171	55.46'	1230.00'	002°35'01"	N74°19'34"E	55.46'
C172	55.46'	1230.00'	002°35'01"	N71°44'33"E	55.46'
C202	57.45'	910.00'	003°37'03"	N85°39'14"E	57.44'
C203	84.36'	910.00'	005°18'41"	N81°11'22"E	84.33'
C210	53.42'	910.00'	003°21'49"	N84°58'19"E	53.41'



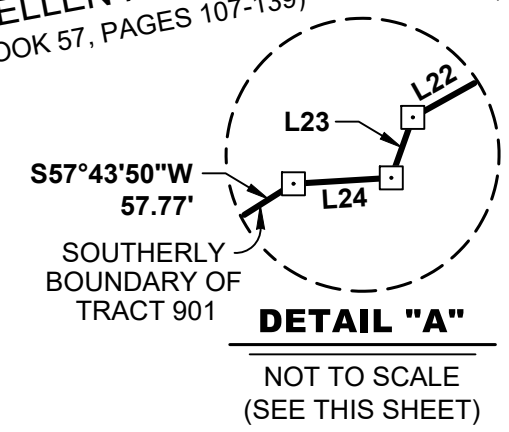
Scale: 1" = 50'

SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C211	75.54'	910.00'	004°45'23"	N80°54'43"E	75.52'
C212	89.67'	910.00'	005°38'45"	N71°55'56"E	89.63'
C213	57.45'	910.00'	003°37'03"	N67°18'02"E	57.44'
C214	57.45'	910.00'	003°37'03"	N63°41'00"E	57.44'
C215	57.45'	910.00'	003°37'03"	N60°03'57"E	57.44'
C223	69.43'	910.00'	004°22'18"	N72°34'10"E	69.42'
C224	49.96'	910.00'	003°08'44"	N68°48'39"E	49.95'
C225	49.96'	910.00'	003°08'44"	N65°39'55"E	49.95'
C226	49.96'	910.00'	003°08'44"	N62°31'12"E	49.95'
C227	49.96'	910.00'	003°08'44"	N59°22'28"E	49.95'
C239	839.98'	1230.00'	039°07'40"	S89°59'08"E	823.75'

- LEGEND:
- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
 - ⊙ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
 - (NR) ---- NON-RADIAL
 - O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
 - C.C.R. ---- CERTIFIED CORNER RECORD
 - D.A.E. ---- DRAINAGE AND ACCESS EASEMENT
 - P.U.E. ---- PUBLIC UTILITY EASEMENT
 - S.F. ---- AREA OF LOT OR TRACT IN SQUARE FEET
 - T.L.E. ---- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT



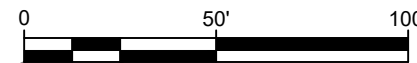
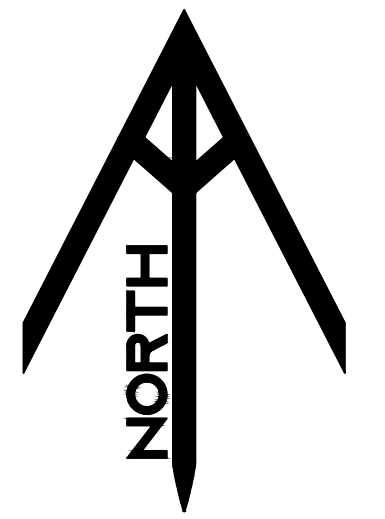
LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

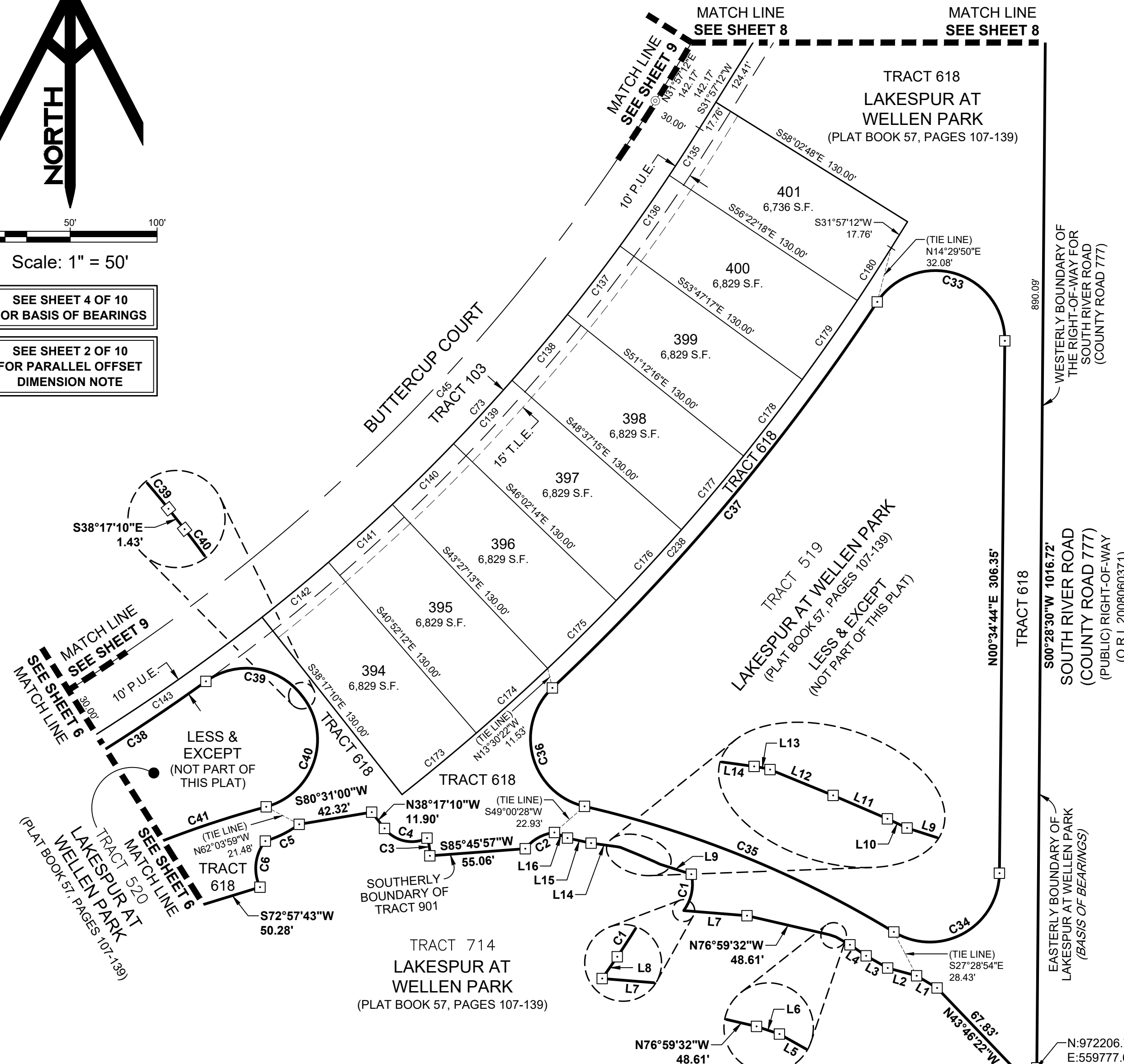
BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 4 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSION NOTE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°16'14"W	13.71'
L2	N74°57'53"W	17.23'
L3	N60°29'05"W	14.25'
L4	N55°50'42"W	11.28'
L5	N60°40'40"W	9.28'
L6	N71°35'43"W	3.97'
L7	N85°22'14"W	36.55'
L8	N34°38'39"E	1.09'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N72°13'52"W	18.93'
L10	N64°55'39"W	3.57'
L11	N66°42'14"W	9.72'
L12	N67°44'17"W	11.53'
L13	N79°50'54"W	1.96'
L14	N82°13'01"W	15.03'
L15	N77°49'35"W	13.88'
L16	N66°59'19"W	8.18'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	20.97'	25.00'	048°03'35"	N10°36'52"E	20.36'
C2	19.70'	25.00'	045°09'03"	S60°53'54"W	19.19'
C3	10.36'	25.00'	023°44'53"	N09°12'57"W	10.29'
C4	27.11'	20.00'	077°40'28"	N77°07'25"W	25.08'
C5	21.83'	63.27'	019°46'06"	S63°38'47"W	21.72'
C6	28.17'	25.00'	064°34'00"	S06°38'14"W	26.71'
C33	102.77'	40.00'	147°12'41"	N73°01'37"W	76.75'
C34	84.28'	40.00'	120°43'29"	N60°56'28"E	69.53'
C35	192.96'	600.00'	018°25'34"	S67°54'34"E	192.13'
C36	86.52'	40.00'	123°56'06"	S15°09'18"E	70.61'
C37	290.98'	1240.00'	013°26'42"	S40°05'23"W	290.31'
C38	233.18'	1110.00'	012°02'10"	N60°13'25"E	232.75'
C39	61.09'	40.00'	087°30'29"	S82°02'25"E	55.33'
C40	79.02'	40.00'	113°11'03"	S18°18'21"W	66.78'
C41	227.90'	583.00'	022°23'51"	S63°41'57"W	226.45'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C73	1490.30'	1100.00'	077°37'30"	S70°45'57"W	1378.90'
C135	32.16'	1100.00'	001°40'30"	N32°47'27"E	32.16'
C136	49.60'	1100.00'	002°35'01"	N34°55'12"E	49.60'
C137	49.60'	1100.00'	002°35'01"	N37°30'13"E	49.60'
C138	49.60'	1100.00'	002°35'01"	N40°05'14"E	49.60'
C139	49.60'	1100.00'	002°35'01"	N42°40'16"E	49.60'
C140	49.60'	1100.00'	002°35'01"	N45°15'17"E	49.60'
C141	49.60'	1100.00'	002°35'01"	N47°50'18"E	49.60'
C142	49.60'	1100.00'	002°35'01"	N50°25'19"E	49.60'
C143	359.72'	1100.00'	018°44'13"	N61°04'56"E	358.12'
C173	55.46'	1230.00'	002°35'01"	N50°25'19"E	55.46'
C174	55.46'	1230.00'	002°35'01"	N47°50'18"E	55.46'
C175	55.46'	1230.00'	002°35'01"	N45°15'17"E	55.46'
C176	55.46'	1230.00'	002°35'01"	N42°40'16"E	55.46'
C177	55.46'	1230.00'	002°35'01"	N40°05'14"E	55.46'
C178	55.46'	1230.00'	002°35'01"	N37°30'13"E	55.46'
C179	55.46'	1230.00'	002°35'01"	N34°55'12"E	55.46'
C180	35.96'	1230.00'	001°40'30"	N32°47'27"E	35.96'
C238	424.21'	1230.00'	019°45'38"	N41°50'01"E	422.11'

LEGEND:

- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM,
UNLESS OTHERWISE NOTED.
- ⊙ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT
MAG NAIL & DISK STAMPED LB 8325 PCP,
UNLESS OTHERWISE NOTED.
- (NR) ---- NON-RADIAL
- O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
- C.C.R. ---- CERTIFIED CORNER RECORD
- D.A.E. ---- DRAINAGE AND ACCESS EASEMENT
- P.U.E. ---- PUBLIC UTILITY EASEMENT
- S.F. ---- AREA OF LOT OR TRACT IN SQUARE FEET
- T.L.E. ---- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

TRACT DESIGNATION TABLE

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



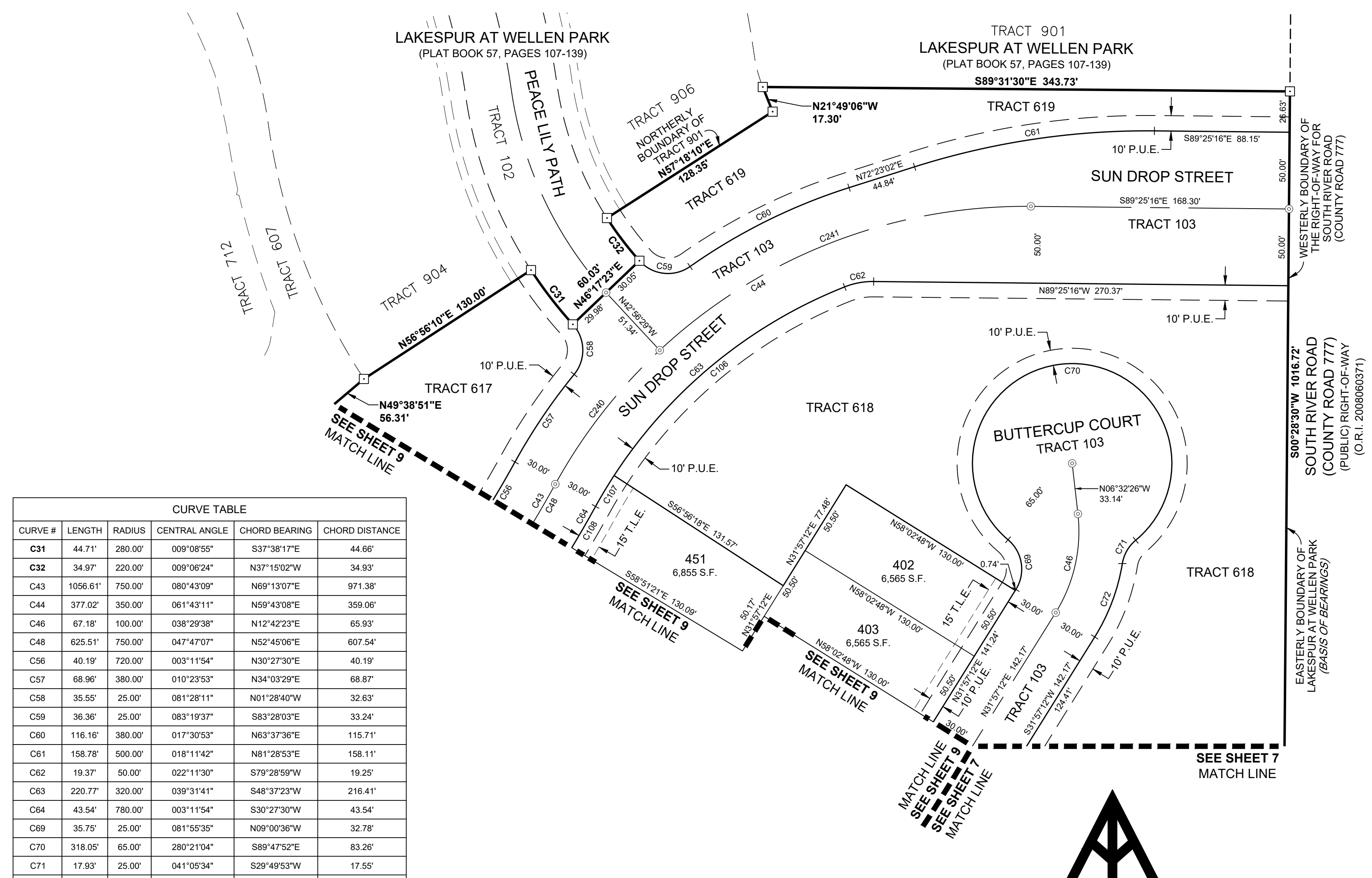
LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

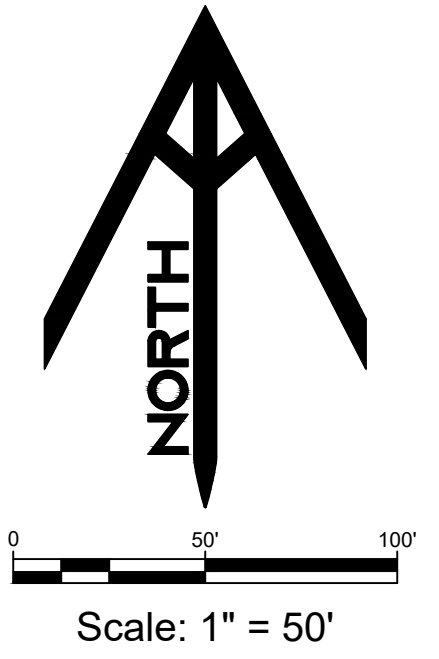
BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C31	44.71'	280.00'	009°08'55"	S37°38'17"E	44.66'
C32	34.97'	220.00'	009°06'24"	N37°15'02"W	34.93'
C43	1056.61'	750.00'	080°43'09"	N69°13'07"E	971.38'
C44	377.02'	350.00'	061°43'11"	N59°43'08"E	359.06'
C46	67.18'	100.00'	038°29'38"	N12°42'23"E	65.93'
C48	625.51'	750.00'	047°47'07"	N52°45'06"E	607.54'
C56	40.19'	720.00'	003°11'54"	N30°27'30"E	40.19'
C57	68.96'	380.00'	010°23'53"	N34°03'29"E	68.87'
C58	35.55'	25.00'	081°28'11"	N01°28'40"W	32.63'
C59	36.36'	25.00'	083°19'37"	S83°28'03"E	33.24'
C60	116.16'	380.00'	017°30'53"	N63°37'36"E	115.71'
C61	158.78'	500.00'	018°11'42"	N81°28'53"E	158.11'
C62	19.37'	50.00'	022°11'30"	S79°28'59"W	19.25'
C63	220.77'	320.00'	039°31'41"	S48°37'23"W	216.41'
C64	43.54'	780.00'	003°11'54"	S30°27'30"W	43.54'
C69	35.75'	25.00'	081°55'35"	N09°00'36"W	32.78'
C70	318.05'	65.00'	280°21'04"	S89°47'52"E	83.26'
C71	17.93'	25.00'	041°05'34"	S29°49'53"W	17.55'
C72	51.43'	130.00'	022°40'05"	S20°37'09"W	51.10'
C106	197.30'	320.00'	035°19'32"	S50°43'28"W	194.19'
C107	23.47'	320.00'	004°12'09"	S30°57'37"W	23.47'
C108	31.11'	780.00'	002°17'07"	N30°00'06"E	31.11'
C240	111.17'	350.00'	018°11'58"	S37°57'32"W	110.71'
C241	265.85'	350.00'	043°31'13"	S68°49'07"W	259.50'

LEGEND:
 □ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
 ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT
 MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
 (NR) ----- NON-RADIAL
 O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #
 C.C.R. ----- CERTIFIED CORNER RECORD
 D.A.E. ----- DRAINAGE AND ACCESS EASEMENT
 P.U.E. ----- PUBLIC UTILITY EASEMENT
 S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET
 T.L.E. ----- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
617	16,195	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
619	19,977	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

MRIC SPATIAL
 701 S. Howard Avenue, Suite 106-320
 Tampa, FL 33606
 813-515-0821
 MRICSpatial.com
 Licensed Business #8325

LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

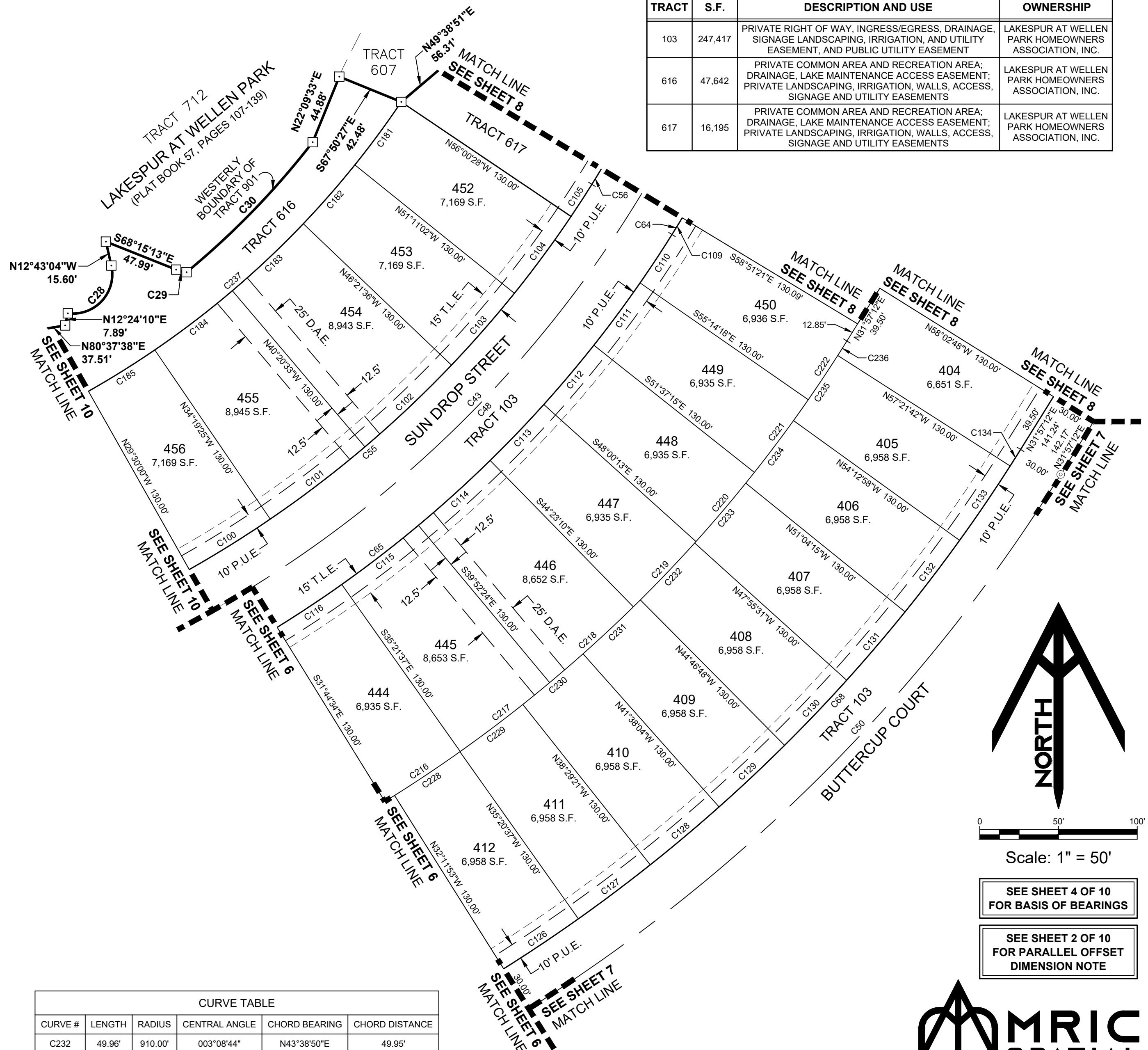
PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C28	48.06'	25.00'	110°09'19"	N42°21'35"E	41.00'
C29	6.84'	25.00'	015°40'17"	S76°05'21"E	6.82'
C30	115.23'	515.99'	012°47'43"	N44°07'54"E	114.99'
C43	1056.61'	750.00'	080°43'09"	N69°13'07"E	971.38'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C48	625.51'	750.00'	047°47'07"	N52°45'06"E	607.54'
C50	834.61'	1070.00'	044°41'28"	N54°17'56"E	813.61'
C55	974.16'	720.00'	077°31'15"	N70°49'05"E	901.53'
C56	40.19'	720.00'	003°11'54"	N30°27'30"E	40.19'
C64	43.54'	780.00'	003°11'54"	S30°27'30"W	43.54'
C65	553.65'	780.00'	040°40'09"	S52°23'32"W	542.10'
C68	754.83'	1040.00'	041°35'06"	N52°44'45"E	738.37'
C100	60.62'	720.00'	004°49'26"	N58°05'17"E	60.60'
C101	75.63'	720.00'	006°01'08"	N52°40'01"E	75.60'
C102	75.62'	720.00'	006°01'03"	N46°38'55"E	75.58'
C103	60.62'	720.00'	004°49'26"	N41°13'41"E	60.60'
C104	60.62'	720.00'	004°49'26"	N36°24'15"E	60.60'
C105	24.31'	720.00'	001°56'05"	N33°01'30"E	24.31'
C109	12.43'	780.00'	000°54'48"	N31°36'03"E	12.43'
C110	36.81'	780.00'	002°42'15"	N33°24'35"E	36.81'
C111	49.25'	780.00'	003°37'03"	N36°34'13"E	49.24'
C112	49.25'	780.00'	003°37'03"	N40°11'16"E	49.24'
C113	49.25'	780.00'	003°37'03"	N43°48'19"E	49.24'
C114	61.43'	780.00'	004°30'46"	N47°52'13"E	61.42'
C115	61.44'	780.00'	004°30'48"	N52°22'59"E	61.42'
C116	49.25'	780.00'	003°37'03"	N56°26'54"E	49.24'
C126	57.09'	1040.00'	003°08'44"	N56°13'45"E	57.09'
C127	57.09'	1040.00'	003°08'44"	N53°05'01"E	57.09'
C128	57.09'	1040.00'	003°08'44"	N49°56'18"E	57.09'
C129	57.09'	1040.00'	003°08'44"	N46°47'34"E	57.09'
C130	57.09'	1040.00'	003°08'44"	N43°38'50"E	57.09'
C131	57.09'	1040.00'	003°08'44"	N40°30'07"E	57.09'
C132	57.09'	1040.00'	003°08'44"	N37°21'23"E	57.09'
C133	57.09'	1040.00'	003°08'44"	N34°12'40"E	57.09'
C134	12.43'	1040.00'	000°41'06"	N32°17'45"E	12.43'
C181	49.67'	590.00'	004°49'26"	N36°24'15"E	49.66'
C182	49.67'	590.00'	004°49'26"	N41°13'41"E	49.66'
C183	61.97'	590.00'	006°01'03"	N46°38'55"E	61.94'
C184	61.98'	590.00'	006°01'08"	N52°40'01"E	61.95'
C185	49.67'	590.00'	004°49'26"	N58°05'17"E	49.66'
C216	57.45'	910.00'	003°37'03"	N56°26'54"E	57.44'
C217	71.68'	910.00'	004°30'48"	N52°22'59"E	71.66'
C218	71.67'	910.00'	004°30'46"	N47°52'13"E	71.65'
C219	57.45'	910.00'	003°37'03"	N43°48'19"E	57.44'
C220	57.45'	910.00'	003°37'03"	N40°11'16"E	57.44'
C221	57.45'	910.00'	003°37'03"	N36°34'13"E	57.44'
C222	44.60'	910.00'	002°48'30"	N33°21'27"E	44.60'
C228	49.96'	910.00'	003°08'44"	N56°13'45"E	49.95'
C229	49.96'	910.00'	003°08'44"	N53°05'01"E	49.95'
C230	49.96'	910.00'	003°08'44"	N49°56'18"E	49.95'
C231	49.96'	910.00'	003°08'44"	N46°47'34"E	49.95'

TRACT DESIGNATION TABLE			
TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
616	47,642	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
617	16,195	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

LEGEND:

- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ----- NON-RADIAL
- O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #
- C.C.R. ----- CERTIFIED CORNER RECORD
- D.A.E. ----- DRAINAGE AND ACCESS EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET
- T.L.E. ----- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C232	49.96'	910.00'	003°08'44"	N43°38'50"E	49.95'
C233	49.96'	910.00'	003°08'44"	N40°30'07"E	49.95'
C234	49.96'	910.00'	003°08'44"	N37°21'23"E	49.95'
C235	49.96'	910.00'	003°08'44"	N34°12'40"E	49.95'
C236	10.88'	910.00'	000°41'06"	N32°17'45"E	10.88'
C237	778.34'	590.00'	075°35'10"	N71°47'07"E	723.12'

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICspatial.com
Licensed Business #8325

SHEET 9 OF 10 SHEETS

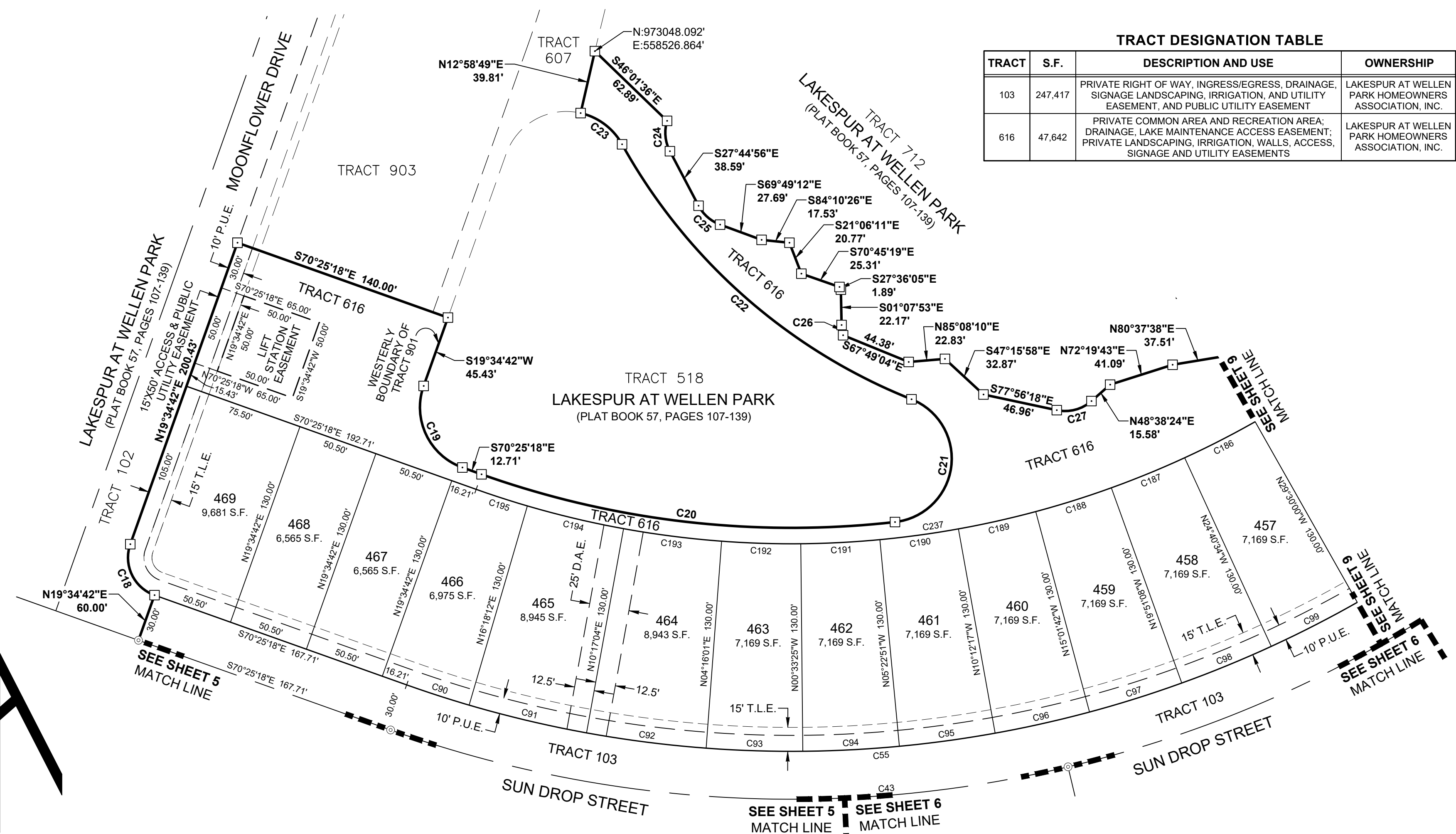
LAKESPUR AT WELLEN PARK, PHASE 3

Exhibit A for PLF-23-251

PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
616	47,642	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

- LEGEND:
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
 - ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT
MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
 - (NR) ----- NON-RADIAL
 - O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #
 - C.C.R. ----- CERTIFIED CORNER RECORD
 - D.A.E. ----- DRAINAGE AND ACCESS EASEMENT
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET
 - T.L.E. ----- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C18	39.27'	25.00'	090°00'00"	N25°25'18"W	35.36'
C19	62.83'	40.00'	090°00'00"	S25°25'18"E	56.57'
C20	263.11'	580.00'	025°59'30"	S83°25'03"E	260.86'
C21	106.00'	40.00'	151°50'22"	N07°40'01"E	77.60'
C22	246.47'	360.00'	039°13'35"	N48°38'23"W	241.68'
C23	33.51'	40.00'	047°59'36"	N53°01'24"W	32.53'
C24	19.60'	25.00'	044°54'47"	S05°17'32"E	19.10'
C25	18.36'	25.00'	042°04'17"	S48°47'04"E	17.95'
C26	6.48'	25.00'	014°50'56"	S08°33'21"E	6.46'
C27	23.31'	25.00'	053°25'18"	N75°21'03"E	22.47'
C43	1056.61'	750.00'	080°43'09"	N69°13'07"E	971.38'
C55	974.16'	720.00'	077°31'15"	N70°49'05"E	901.53'
C90	41.16'	720.00'	003°16'31"	S72°03'33"E	41.15'
C91	75.63'	720.00'	006°01'08"	S76°42'22"E	75.60'
C92	75.62'	720.00'	006°01'03"	S82°43'28"E	75.58'
C93	60.62'	720.00'	004°49'26"	S88°08'42"E	60.60'
C94	60.62'	720.00'	004°49'26"	N87°01'52"E	60.60'

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C95	60.62'	720.00'	004°49'26"	N82°12'26"E	60.60'
C96	60.62'	720.00'	004°49'26"	N77°23'00"E	60.60'
C97	60.62'	720.00'	004°49'26"	N72°33'35"E	60.60'
C98	60.62'	720.00'	004°49'26"	N67°44'09"E	60.60'
C99	60.62'	720.00'	004°49'26"	N62°54'43"E	60.60'
C186	49.67'	590.00'	004°49'26"	N62°54'43"E	49.66'
C187	49.67'	590.00'	004°49'26"	N67°44'09"E	49.66'
C188	49.67'	590.00'	004°49'26"	N72°33'35"E	49.66'
C189	49.67'	590.00'	004°49'26"	N77°23'00"E	49.66'
C190	49.67'	590.00'	004°49'26"	N82°12'26"E	49.66'
C191	49.67'	590.00'	004°49'26"	N87°01'52"E	49.66'
C192	49.67'	590.00'	004°49'26"	S88°08'42"E	49.66'
C193	61.97'	590.00'	006°01'03"	S82°43'28"E	61.94'
C194	61.98'	590.00'	006°01'08"	S76°42'22"E	61.95'
C195	33.73'	590.00'	003°16'31"	S72°03'33"E	33.72'
C237	778.34'	590.00'	075°35'10"	N71°47'07"E	723.12'



AFFIDAVIT

Exhibit B for PLF-23-251

I (the undersigned), Ty Gremaux being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

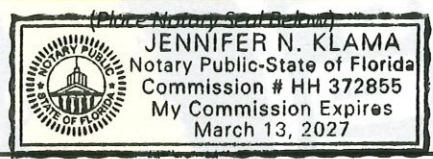
Sworn and subscribed before me this 5th day of SEPTEMBER, 2023

[Signature] Signature of Applicant or Authorized Agent
Ty Gremaux, Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 5th day of September, 2023, by Ty Gremaux who is personally known to me or has produced N/A as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

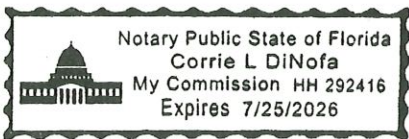
I, John Luczynski, Vice President of Manasota Beach Ranchlands LLLP, property owner, hereby authorize Ty Gremaux to act as Agent on our behalf to apply for this application on the property described as (legal description) Lakespur at Wellen Park - Phase 3
Sarasota County Parcel ID: #0812-12-0901, #0811-00-5000

[Signature] Owner Date 7/21/23

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 21st day of JULY, 2023, by John E. Luczynski who is personally known to me or has produced N/A as identification.

[Signature]
Signature - Notary Public



RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2014062917 8 PG(S)
 May 29, 2014 12:19:24 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FL

Purchase Price: \$38,677,000
 Additional Consideration: \$3,781,000
 Doc Tax: \$297,206
 Record: \$ 69,500

Doc Stamp-Deed: \$297,206 00



✓ Prepared by and return to:
 Patrick W. Ryskamp, Esq.
 Williams Parker Harrison Dietz & Getzen
 200 S. Orange Avenue
 Sarasota, FL 34236

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS NORTH PORT, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0783-00-1000, 0784-00-4010, 0785-00-1050, 0785-00-2100, 0785-00-3000, 0786-00-2000, 0788-05-0001, 0797-00-1000, 0799-00-1000, 0801-00-1000, 0804-00-1000, 0805-00-1000, 0807-00-1000, 0809-00-1000, 0811-00-1000.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B"**, attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to the Permitted Exceptions.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company

Lesli L. Leberman

Print

Name: Lesli L. Leberman

By: *SE Thomas* (SEAL)

Name: Stanley E. Thomas

Title: Manager

Lori L. Scott

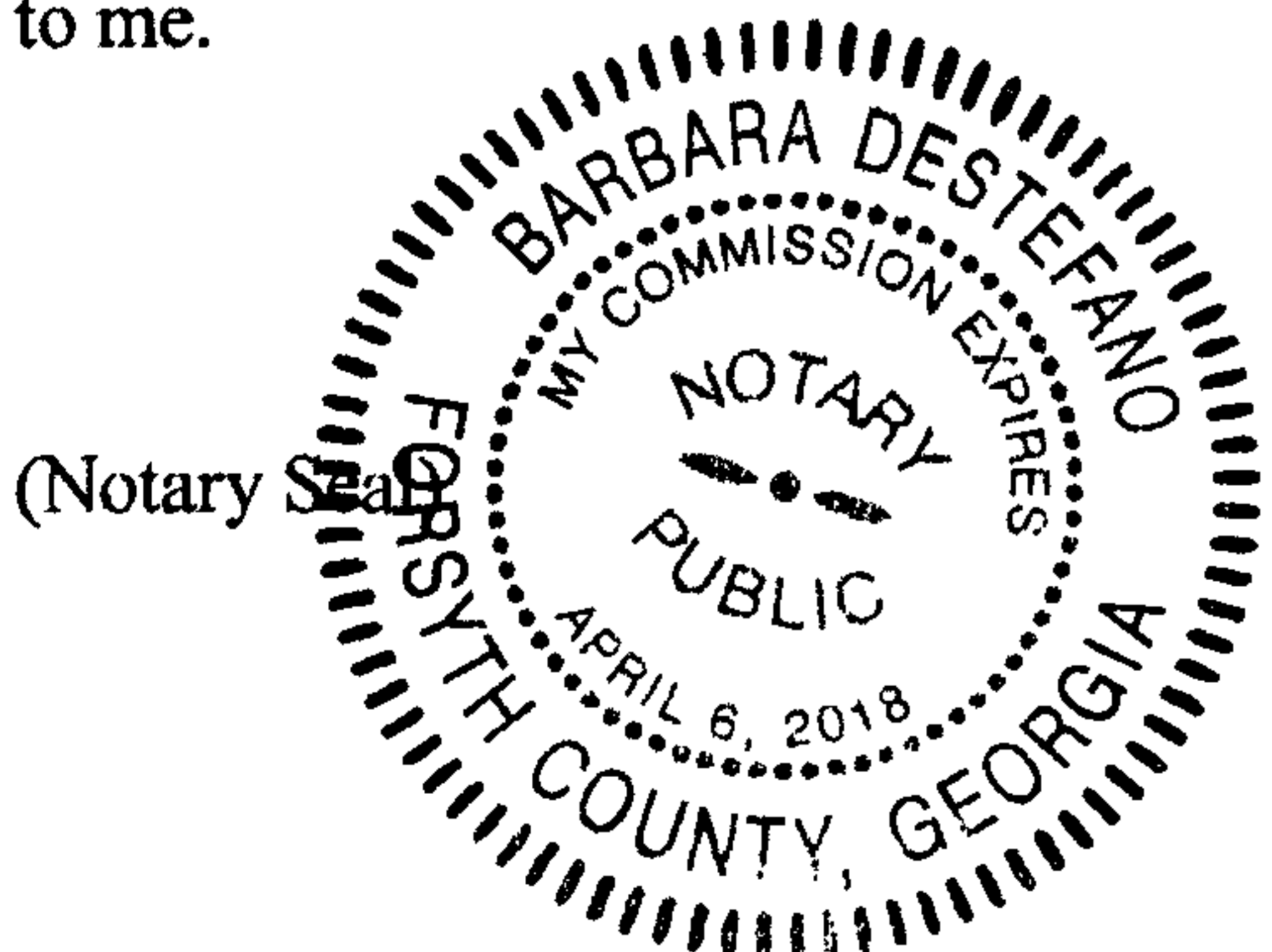
Print

Name: Lori L. Scott

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person is personally ~~known to me or has produced~~ _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Barbara Destefano
Signature of Notary Public

BARBARA DESTEFANO
Print Name of Notary Public

I am a Notary Public of the State of Georgia, and my commission expires on 4/6/18

EXHIBIT "A"

Tract C

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 32, lying easterly of the easterly Right of Way Line of West Villages Parkway as described in Official Records Instrument No. 2009155882, and 2010059621, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;

All of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45), less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;

Lands conveyed to County of Sarasota in Official Records Book 2389, Page 528 of the Public Records of Sarasota County, Florida;

Lands conveyed to John H. Nevins, as Bishop of the Diocese of Venice, recorded in Official Records Instrument No. 1998166154, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District in Official Records Instrument No. 2005281157 of the Public Records of Sarasota County, Florida.

The Southwest 1/4 of Section 34, lying West of County Road No. 777, less and except the following:

The North 1/2 of the NW 1/4 of the SW 1/4;

The maintained right-of-way of South River Road (County Road No. 777);

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 1999111833, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2011005442, of the Public Records of Sarasota County, Florida.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

The West Half of Section 3, less and except the following:

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2009021691, of the Public Records of Sarasota County, Florida.

All of Section 4, less and except the following:

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida.

All of Section 5, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida;

That part of Section 5, lying northerly of West Villages Parkway as described in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida.

All of Section 7;

All of Section 8;

All of Section 9.

The West Half of Section 10, less and except the following:

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida.

Tract contains 4265.6842 Acres, more or less.

EXHIBIT "B"
Permitted Exceptions for Tract C

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2013-000351 Issued through Old Republic National Title Insurance Company):

4. Easements in favor of Florida Power & Light Company recorded in Deed Book 98, Page 314, of the Public Records of Sarasota County, Florida.
5. Telephone Distribution Easement Deed in favor of GTE Incorporated, a Florida corporation recorded in Official Records Book 2793, Page 172, of the Public Records of Sarasota County, Florida.
6. Easements in favor of Sarasota County for the purposes of water supply distribution and sewerage collection and related matters recorded in Official Records Book 2702, Page 2442 and Subordination of Utility Interest and Agreement for Reimbursement for Additional Facility Relocations recorded in Official Records Book 2758, Page 642 ; of the Public Records of Sarasota County, Florida.
7. Easements in favor of Sarasota County Public Hospital Board recorded in Official Records Book 2785, Page 641 ; Official Records Book 3065, Page 606 and Official Records Book 3108, Page 2455 together with Amendment recorded under Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
8. (Intentionally omitted).
9. Easements in favor of Englewood Water District recorded in Official Records Book 1320, Page 2150, of the Public Records of Sarasota County, Florida.
10. Access and Drainage Easements, and use restrictions in favor of the District Board of Trustees of Manatee Junior College as set forth in that certain Warranty Deed recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida .
11. (Intentionally omitted).
12. Access and Drainage Easements in favor of Sarasota County, together with covenants, limitations and conditions, as set forth in that certain Warranty Deed recorded in Official Records Book 2389, Page 528, of the Public Records of Sarasota County, Florida.
13. Terms and conditions contained in that certain Easement Agreement (Stormwater Drainage and Flowage) in favor of TAYLOR RANCH, LTD., a Florida limited partnership recorded in Official Records Book 3065, Page 615, of the Public Records of Sarasota County, Florida.
14. Reclaimed Water Agreement by and between TAYLOR RANCH, LTD., a Florida limited partnership and TAYLOR RANCH, INC., a Florida corporation and Sarasota County Public Hospital Board recorded in Official Records Book 3108, Page 2433, together with Affidavit recorded in Instrument # 2005257196, as amended in Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
15. Declaration of Utility Easement by TAYLOR RANCH, INC., a Florida corporation recorded in Instrument # 1998166153, of the Public Records of Sarasota County, Florida.
16. Easement and right-of-way for ingress and egress, utilities and drainage in favor of John J. Nevins, as Bishop of the Diocese of Venice recorded in Instrument # 1998166155, of the Public Records of Sarasota County, Florida.
17. Terms and conditions contained in that certain Grant of Perpetual Non-Exclusive Easement In favor of TAYLOR RANCH, LTD., a Florida limited partnership; TAYLOR RANCH, INC., a Florida corporation and Venetian Development, Inc., a Florida corporation, for the purposes of access and underground utilities recorded in Instrument # 1999044368, of the Public Records of Sarasota County, Florida.
18. Conservation Easement in favor of Southwest Florida Water Management District recorded in Instrument # 1999044370, of the Public Records of Sarasota County, Florida.

19. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument # 2000002796 (33-39-20) and Instrument # 2000002797, of the Public Records of Sarasota County, Florida.
20. Terms and conditions contained in that certain Perpetual, Non-Exclusive Access and Utility Easement Agreement in favor of TAYLOR RANCH, INC., recorded in Instrument # 2000002798, of the Public Records of Sarasota County, Florida.
21. (Intentionally omitted).
22. Notice of Option to Purchase Lands in Section 32-39-20 in favor of SARASOTA COUNTY PUBLIC HOSPITAL BOARD, as Buyer, recorded in Official Records Book 2785, Page 650, of the Public Records of Sarasota County, Florida.
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. Easement Agreement recorded in Instrument # 2007150241, of the Public Records of Sarasota County, Florida.
28. Easement Agreement recorded in Instrument # 2006215897, Public Records of Sarasota County, Florida.
29. Easement Agreement recorded in Instrument # 2007024930, of the Public Records of Sarasota County, Florida.
30. (Intentionally omitted).
31. (Intentionally omitted).
32. Easement in favor of Florida Power & Light Company recorded in Official Records Book 986, Page 905, together with consent agreement recorded in Instrument # 2006126669, of the Public Records of Sarasota County, Florida.
33. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261, of the Public Records of Sarasota County, Florida.
34. Right of Way Resolution recorded in Official Records Book 2254, Page 2241, of the Public Records of Sarasota County, Florida.
35. (Intentionally omitted).
36. (Intentionally omitted).
37. Easement in favor of West Villages Improvement District recorded in Instrument # 2005089339, of the Public Records of Sarasota County, Florida.
38. (Intentionally omitted).
39. (Intentionally omitted).
40. (Intentionally omitted).
41. Easement in favor of the City of North Port recorded in Instrument # 2008019264, of the Public Records of Sarasota County, Florida.
42. Easement in favor of Sarasota County recorded in Instrument # 2008019265, of the Public Records of Sarasota County, Florida.
43. Easement in favor of the City of North Port, West Villages Improvement District, and Sarasota County recorded in Instrument # 2008019266, as re-recorded in Instrument # 2008029381, of the Public Records of Sarasota County, Florida.

44. (Intentionally omitted).
45. Easement in favor of Florida Power & Light Co. recorded in Instrument # 2008096395, of the Public Records of Sarasota County, Florida.
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, of the Public Records of Sarasota County, Florida.
47. (Intentionally omitted).
48. (Deleted)
49. Slope, Drainage, Gateway Feature and Landscape Easement Agreement recorded in Instrument # 2009155886, of the Public Records of Sarasota County, Florida.
50. Subject to Terms, Conditions and Restrictive Covenants contained in Section 18.02(b) of that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. (Intentionally omitted).
52. Slope Easement to West Villages Improvement District recorded in Instrument # 2013134806, Public Records of Sarasota County, Florida.
53. (Intentionally omitted)
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).
60. (Intentionally omitted).
61. Riparian and littoral rights.
62. (Deleted).
63. (Deleted).
64. (Deleted).
65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
66. (Deleted).
67. (Deleted).

68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.



**CITY OF NORTH PORT
PLAT REVIEW COMMENTS**

Discipline: Surveying
Reviewed by: Steven M. Watts, PSM
Review Date: 01/29/2023
Phone: (954)266-6482
Email: swatts@cgasolutions.com

Plat Name: **PLF-23-251 LAKESPUR AT WELLEN PARK PHASE 3**
CGA Project Number: 23-7758

Comments Based on Plan Submittal Date: 01/26/2024

No comments
 Approved with Comments

Legal Description:

1. Call 2) add a **“thence”** before the word “along”.

A handwritten signature in blue ink, appearing to read "Steven M. Watts", is written over a horizontal line.

Steven M. Watts, PSM 4588
City of North Port – Review Surveyor