



City of North Port

RESOLUTION NO. 2022-R-63

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, APPROVING TWO SUBORDINATIONS OF CITY UTILITY INTERESTS ALONG THE SOUTH SIDE OF TAMIAMI TRAIL IN WELLEN PARK FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PURPOSES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation (FDOT) requests two *Subordination of Utility Interests* for FDOT Parcels 803.4 and 804.5 (“Subordinations”) relating to two City utility easements (“Easements”); and

WHEREAS, the Easements are located on the south side of Tamiami Trail in Wellen Park and overlap with the sidewalks;

WHEREAS, FDOT Parcel 803.4 identifies the overlap of the sidewalk easement and utility easement created in the Wellen Park Public Safety Complex as described in Plat Book 55, Page 324, Sarasota County, Florida; and

WHEREAS, FDOT Parcel 804.5 identifies the overlap of the sidewalk with the utility easement as described in Instrument No. 2021049115 recorded in the Sarasota County Official Records; and

WHEREAS, the Subordinations is necessary for FDOT highway purposes and sidewalk maintenance; and

WHEREAS, the City Commission of the City of North Port, Florida finds that the Subordinations serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION

2.01 The City Commission approves the *Subordination of City Utility Interests* for FDOT Parcel 803.4, attached as Exhibit A.

- 2.02 The City Commission approves the *Subordination of City Utility Interests* for FDOT Parcel 804.5, attached as Exhibit B.
- 2.03 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk is directed to file a certified copy of this resolution and Exhibit A and B *Subordinations of City Utility Interests* for FDOT Parcels 803.4 and 804.5 with the Clerk of the Sarasota County Circuit Court to be duly recorded in the official records of the county.
- 3.02 The Florida Department of Transportation will be responsible for recording the executed both *Subordination of City Utility Interests* for FDOT Parcels 803.4 and 804.5.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately upon adoption.

ADOPTED by the City Commission of the City of North Port, Florida in public session on September 27, 2022.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.S.C.
CITY ATTORNEY

23-UTL.04-05/09

Date: August 11, 2022
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 1977411
PARCEL 803.4
SECTION 17010-2508
STATE ROAD 45 (U.S. 41)
COUNTY SARASOTA

SUBORDINATION OF CITY UTILITY INTERESTS

THIS AGREEMENT, entered into on the date executed by the State of Florida Department of Transportation District One Secretary or their Designee, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and CITY OF NORTH PORT, FLORIDA, a municipal corporation in the State of Florida, whose address is 4970 City Hall Boulevard, North Port, Florida 34286, hereinafter called the Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
UTILITY EASEMENT	7/14/2021	Main-Street Ranchlands, LLLP	City of North Port	Plat Book 55 Page 324

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities and to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto executed by the State of Florida Department of Transportation District One Secretary or their Designee.

Executed in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Signature

By: _____

District Secretary/Designee for District One

Print/Type Name

Signature

Legal Review:

Print/Type Name

Department Attorney

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization, this ___ day of _____, 20__ by _____, District Secretary/Designee for District One. He is personally known to me or has produced _____ as identification.

(Affix Seal/Stamp here)

Notary Signature: _____

Printed Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No.: _____

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk.

WITNESSES

CITY OF NORTH PORT, FLORIDA

Signature

PETE EMRICH, MAYOR

Print/Type Name

Signature

Print/Type Name

ATTEST:

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization, this _____ day of _____, 2022, by Pete Emrich, Mayor, who is personally known to me or who has produced _____ as identification.

Name:

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No., if any: _____

EXHIBIT "A"
PAGE 1 of 2

F.P. NO. 1977411

Section 17010-2508

Parcel 803

That portion of Lot 2, Wellen Park Public Safety Complex, a subdivision lying in Section 31, Township 39 South, Range 20 East, City of North Port, as per plat thereof recorded in Plat Book 55, Page 324, Public Records of Sarasota County, Florida.

Being more particularly described as follows:

BEGIN at the intersection of the north line of said Lot 2, with the westerly existing right of way line of Preto Boulevard (per Instrument #2020005361 Public Records of Sarasota County, Florida) and the south existing right of way line of State Road 45 [U.S. Highway 41 (per Section 17010-2508)] and the beginning of a curve having a radius of 25.00 feet; thence along said westerly existing right of way line the arc of said curve to the right a distance of 23.18 feet through a central angle of 53°07'48" with a chord bearing of South 68°47'15" East to the end of said curve; thence South 84°38'51" West a distance of 57.95 feet; thence North 89°38'31" West a distance of 76.24 feet; thence North 84°04'30" West a distance of 100.47 feet; thence North 89°38'39" West a distance of 70.10 feet to the beginning of a curve having a radius of 40.00 feet; thence along the arc of said curve to the left a distance of 16.94 feet through a central angle of 24°15'38" with a chord bearing of South 78°13'31" West to the end of said curve and the beginning of a curve with a radius of 45.00 feet; thence along the arc of said curve to the right a distance of a distance of 35.78 feet through a central angle of 45°33'01" with a chord bearing of South 88°52'13" West to the end of said curve and the beginning of a curve having a radius of 65.00 feet; thence along the arc of said curve to the left a distance of 24.15 feet through a central angle of 21°17'22" with a chord bearing of North 78°59'58" West to the end of said curve; thence North 89°38'39" West a distance of 513.98 feet to the west line of said Lot 2; thence along said west line North 01°05'02" East a distance of 10.00 feet to said south existing right of way line; thence along said south existing right of way line South 89°38'39" East a distance of 513.86 feet to the beginning of a curve having a radius of 75.00 feet; thence along the arc of said curve to the right a distance of 27.87 feet through a central angle of 21°17'23" with a chord bearing of South 78°59'59" East to the end of said curve and the beginning of a curve having a radius of 35.00; thence along the arc of said curve to the left a distance of 27.83 feet through a central angle of 45°33'01" with a chord bearing of North 88°52'13" East to the end of said curve and the beginning of a curve having a radius of 50.00 feet; thence along the arc of said curve to the left a distance of 21.17 feet through a central angle of 24°15'38" with a chord bearing of North 78°13'31" East to said south existing right of way line and the end of said curve; thence along said south existing right of way line the following four (4) courses: 1) South 89°38'39" East a distance of 70.59 feet; 2) South 84°04'30" East a distance of 100.47 feet; 3) South 89°38'31" East a distance of 75.25 feet; 4) North 84°38'51" East a distance of 37.45 feet to the POINT OF BEGINNING.

Containing 8,859 square feet, more or less.

Legal Description Approved by:



Michael D. McLean PSM # 6658

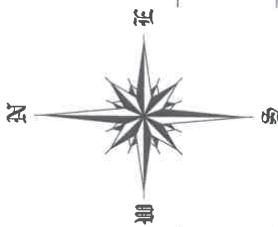
Date: 8-11-2022

NOT VALID UNLESS EMBOSSED

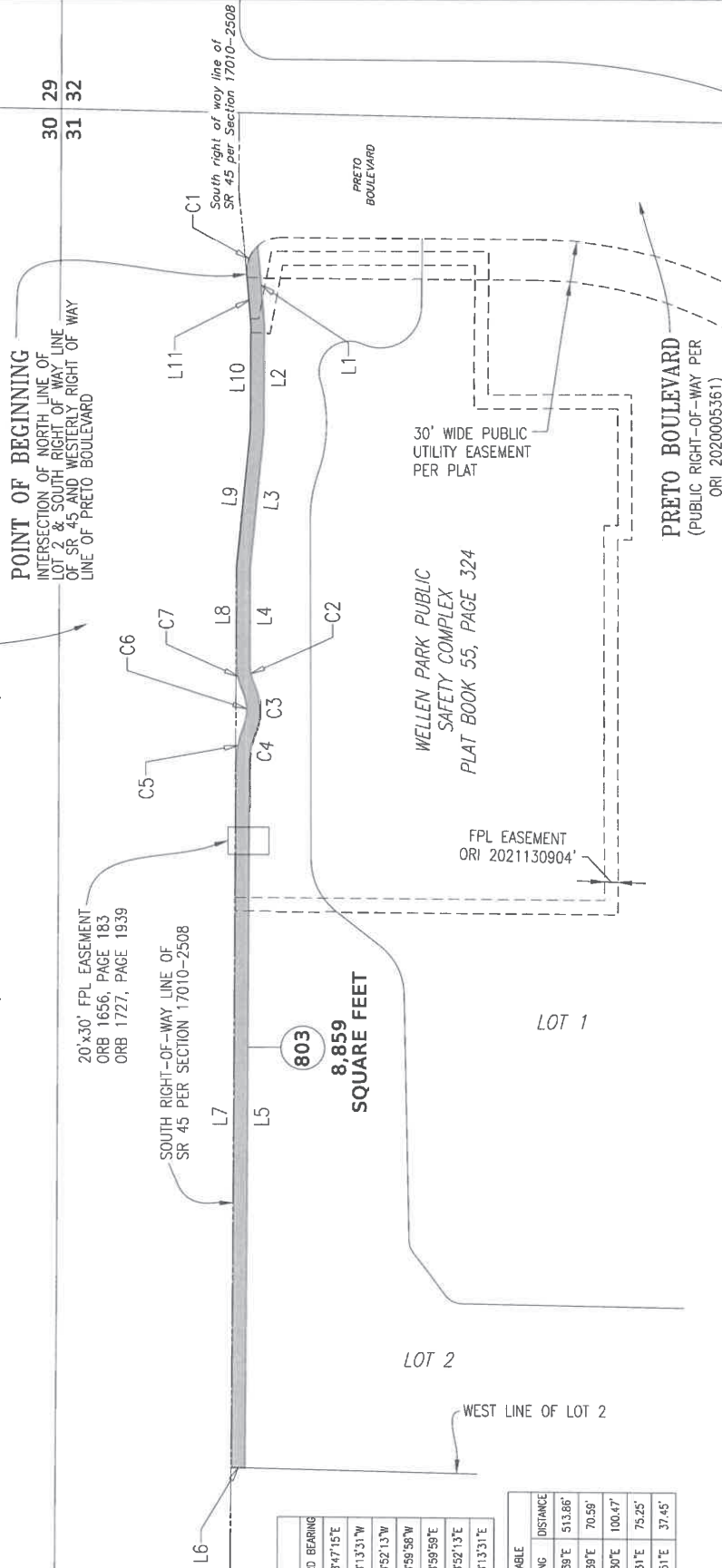
**SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA
EXHIBIT "A"
PAGE 2 OF 2**

Florida Power & Light Co. Easement along Northern boundary of Sections 31, 32, 33 & 34 immediately South of US Highway No. 41 Right of Way, Per Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261. (No width provided in descriptions).

U.S.41/S.R.45/S. TAMIAMI TRAIL
(100' PUBLIC RIGHT-OF-WAY, FDOT SECTION 17010-2508, RPB 1, PAGE 1)
(ORDER OF TAKING - ORB 1039, PAGE 762)



0 50 100
Scale: 1" = 100'



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	25.00'	53°07'48"	23.18'	22.36'
C2	40.00'	24°15'38"	16.94'	16.81'
C3	45.00'	45°33'01"	35.78'	34.84'
C4	65.00'	21°17'22"	24.15'	24.01'
C5	75.00'	21°17'23"	27.87'	27.71'
C6	35.00'	45°33'01"	27.83'	27.10'
C7	50.00'	24°15'38"	21.17'	21.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°38'51"W	57.95'
L2	N89°38'31"W	76.24'
L3	N84°04'30"W	100.47'
L4	N89°38'39"W	70.10'
L5	N89°38'39"W	513.98'
L6	N01°05'02"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S89°38'39"E	513.86'
L8	S89°38'39"E	70.59'
L9	S84°04'30"E	100.47'
L10	S89°38'31"E	75.25'
L11	N84°38'51"E	37.45'

**FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY**

STATE ROAD NO. 45

PREPARED BY: **PKA WELLEN PARK SAFETY COMPLEX / SKETCH BY STANTEC**
FLORIDA DEPARTMENT OF TRANSPORTATION

DATE: 08-04-2022

BY: JAR
DRAWN: JAR

MDM
CHECKED: MDM

DATE: 08-11-2022

F.P. NO. 1977411

SECTION 17010-2508

SARASOTA COUNTY

PAGE 6 OF 6
FOR PARCEL 803.4

803
8,859
SQUARE FEET

LOT 2

LOT 1

WEST LINE OF LOT 2

POINT OF BEGINNING
INTERSECTION OF NORTH LINE OF LOT 2 & SOUTH RIGHT OF WAY LINE OF SR 45 AND WESTERLY RIGHT OF WAY LINE OF PRETO BOULEVARD

30 29
31 32

WELLEN PARK PUBLIC SAFETY COMPLEX
PLAT BOOK 55, PAGE 324

30' WIDE PUBLIC UTILITY EASEMENT PER PLAT

PRETO BOULEVARD
(PUBLIC RIGHT-OF-WAY PER ORI 2020005361)

20'x30' FPL EASEMENT
ORB 1656, PAGE 183
ORB 1727, PAGE 1959

SOUTH RIGHT-OF-WAY LINE OF SR 45 PER SECTION 17010-2508

FPL EASEMENT
ORI 2021130904'

23-UTL.04-05/09

Date: July 15, 2022
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 1977411
PARCEL 804.5
SECTION 17010-2508
STATE ROAD 45 (U.S. 41)
COUNTY SARASOTA

SUBORDINATION OF CITY UTILITY INTERESTS

THIS AGREEMENT, entered into on the date executed by the State of Florida Department of Transportation District One Secretary or their Designee, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and CITY OF NORTH PORT, Utility Agency Organization, hereinafter called the Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
UTILITY EASEMENT	3/18/2021	Main-Street Ranchlands, LLLP	City of North Port	Instrument #2021049115

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities and to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Executed in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Signature

By: _____

District Secretary/Designee for District One

Print/Type Name

Signature

Legal Review:

Print/Type Name

Department Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization, this ___ day of _____, 20__ by _____, District Secretary/Designee for District One. He is personally known to me or has produced _____ as identification.

(Affix Seal/Stamp here)

Notary Signature: _____

Printed Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No.: _____

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk.

WITNESSES

CITY OF NORTH PORT, FLORIDA

Signature

PETE EMRICH, MAYOR

Print/Type Name

Signature

Print/Type Name

ATTEST:

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF SARASOTA

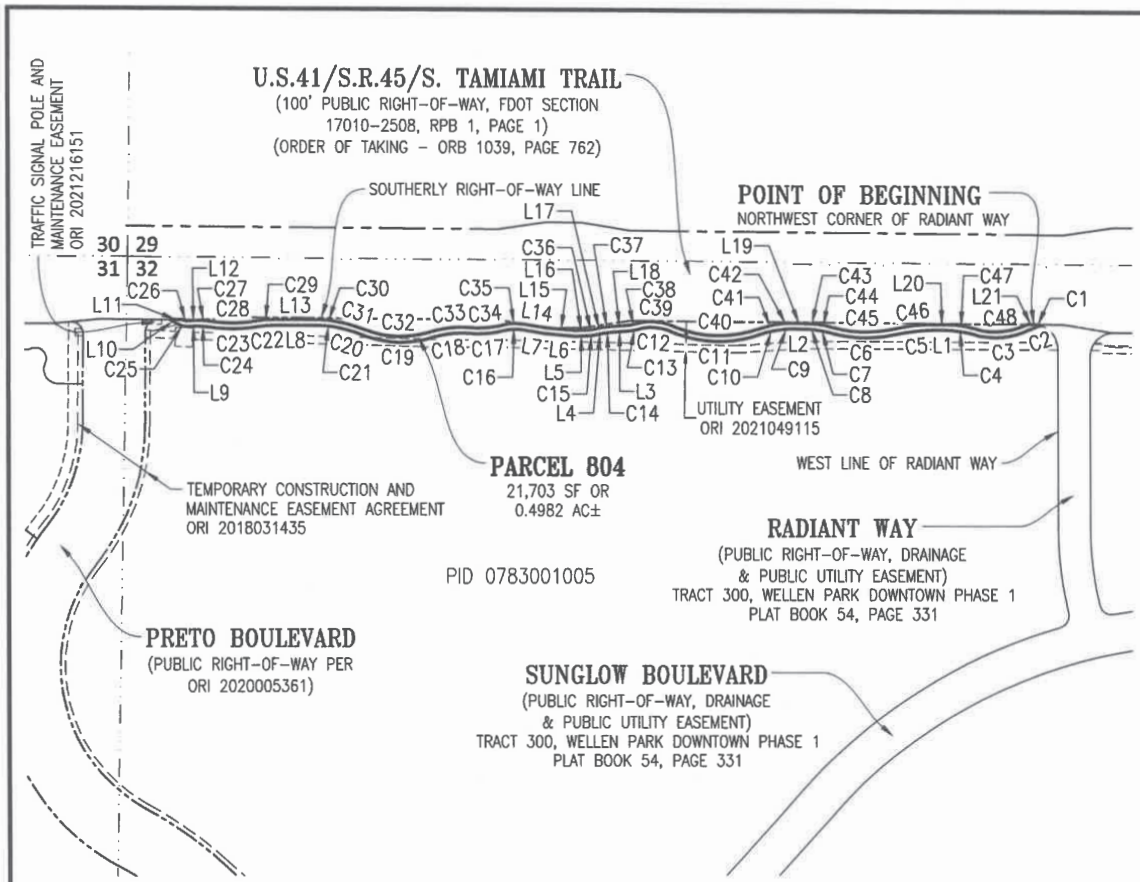
The foregoing instrument was acknowledged before me by means of
___physical presence or ___online notarization, this _____ day of _____,
2022, by Pete Emrich, Mayor, who is personally known to me or who has produced
_____ as identification.

Name:

Notary Public in and for the County and
State last aforesaid.

My Commission Expires: _____

Serial No., if any: _____



PARCEL 804
21,703 SF OR
0.4982 AC±
PID 0783001005

RADIANT WAY
(PUBLIC RIGHT-OF-WAY, DRAINAGE
& PUBLIC UTILITY EASEMENT)
TRACT 300, WELLEN PARK DOWNTOWN PHASE 1
PLAT BOOK 54, PAGE 331

SUNGLOW BOULEVARD
(PUBLIC RIGHT-OF-WAY, DRAINAGE
& PUBLIC UTILITY EASEMENT)
TRACT 300, WELLEN PARK DOWNTOWN PHASE 1
PLAT BOOK 54, PAGE 331

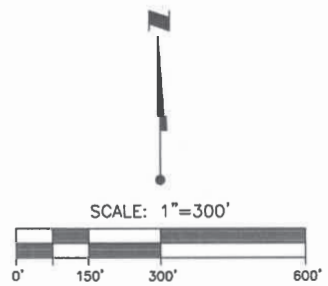
PRETO BOULEVARD
(PUBLIC RIGHT-OF-WAY PER
ORI 2020005361)

TEMPORARY CONSTRUCTION AND
MAINTENANCE EASEMENT AGREEMENT
ORI 2018031435

UTILITY EASEMENT
ORI 2021049115

TRAFFIC SIGNAL POLE AND
MAINTENANCE EASEMENT
ORI 2021216151

U.S.41/S.R.45/S. TAMIAMI TRAIL
(100' PUBLIC RIGHT-OF-WAY, FDOT SECTION
17010-2508, RPB 1, PAGE 1)
(ORDER OF TAKING - ORB 1039, PAGE 762)



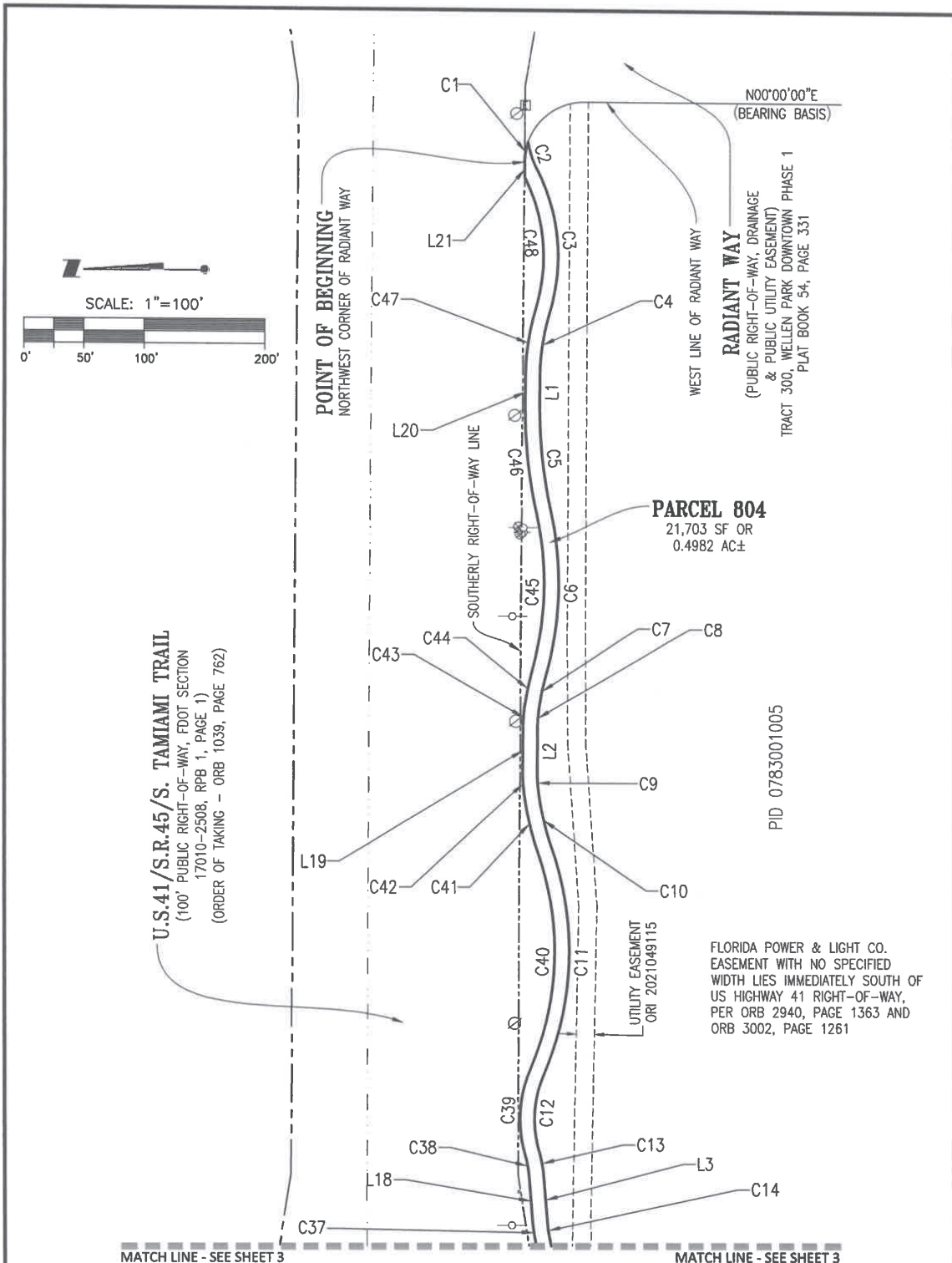
- LEGEND**
- = PEDESTRIAN CROSSING
 - = PARKING METER
 - = TRAFFIC CONTROL BOX
 - = IRRIGATION CONTROL BOX
 - = SPRINKLER HEAD
 - = MONITOR WELL
 - = MAIL BOX
 - = METER POLE
 - = YARD DRAIN
 - = MITERED END
 - = FLOOD LIGHT
 - = SIGN
 - = TELEVISION CABLE RISER
 - = TELEPHONE RISER/METER
 - = TELEPHONE MANHOLE
 - = GAS RISER/METER
 - = ELECTRICAL PANEL
 - = ELECTRIC MANHOLE
 - = ELECTRICAL HAND HOLE
 - = ELECTRICAL TRANSFORMER PAD
 - = ELECTRIC RISER
 - = LIGHT POST
 - = TRAFFIC LIGHT POLE
 - = UTILITY POLE
 - = CONCRETE UTILITY POLE
 - = GUY ANCHOR
 - = BLOW OFF
 - = STORM INLET
 - = STORM MANHOLE
 - = SANITARY MANHOLE
 - = CLEAN OUT
 - = VALVE BOX
 - = WATER RISER/HOSE BIBB
 - = FIRE HYDRANT
 - = WELL
 - = METER
 - = VAULT

ABBREVIATIONS:
ORI = OFFICIAL RECORDS INSTRUMENT
ORB = OFFICIAL RECORDS BOOK
PID = PROPERTY IDENTIFICATION NUMBER
RPB = ROAD PLAT BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
SF = SQUARE FEET
AC = ACRES

SEE SHEET 1 FOR OVERALL SKETCH
SEE SHEET 2 FOR DETAIL SKETCH
SEE SHEET 3 FOR DETAIL SKETCH
SEE SHEET 4 FOR TABLES
SEE SHEET 5 FOR DESCRIPTION
SEE SHEET 6 FOR DESCRIPTION

This is NOT a Survey.

SKETCH & DESCRIPTION OF A SIDEWALK EASEMENT LOCATED IN SECTION 32, TOWNSHIP 39 S., RANGE 20 E., SARASOTA COUNTY, FLORIDA				<p>Stantec 8820 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6600 • Fax 941-907-0910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7880</p>			
TASK CODE: 310.200	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215616469v-spsk06	PROJECT NO: 215616469	SHEET 1 OF 6	DRAWING INDEX NO: 215616469v-spsk06	REV:



U.S. 41 / S.R. 45 / S. TAMiami TRAIL
 (100' PUBLIC RIGHT-OF-WAY, FDOT SECTION
 17010-2508, RPB 1, PAGE 1)
 (ORDER OF TAKING - ORB 1039, PAGE 762)

PARCEL 804
 21,703 SF OR
 0.4982 AC±

FLORIDA POWER & LIGHT CO.
 EASEMENT WITH NO SPECIFIED
 WIDTH LIES IMMEDIATELY SOUTH OF
 US HIGHWAY 41 RIGHT-OF-WAY,
 PER ORB 2940, PAGE 1363 AND
 ORB 3002, PAGE 1261

SEE SHEET 1 FOR OVERALL SKETCH
 SEE SHEET 2 FOR DETAIL SKETCH
 SEE SHEET 3 FOR DETAIL SKETCH
 SEE SHEET 4 FOR TABLES
 SEE SHEET 5 FOR DESCRIPTION
 SEE SHEET 6 FOR DESCRIPTION

This is NOT a Survey.

SKETCH & DESCRIPTION OF A
 SIDEWALK EASEMENT LOCATED IN
 SECTION 32, TOWNSHIP 39 S., RANGE 20 E.,
 SARASOTA COUNTY, FLORIDA

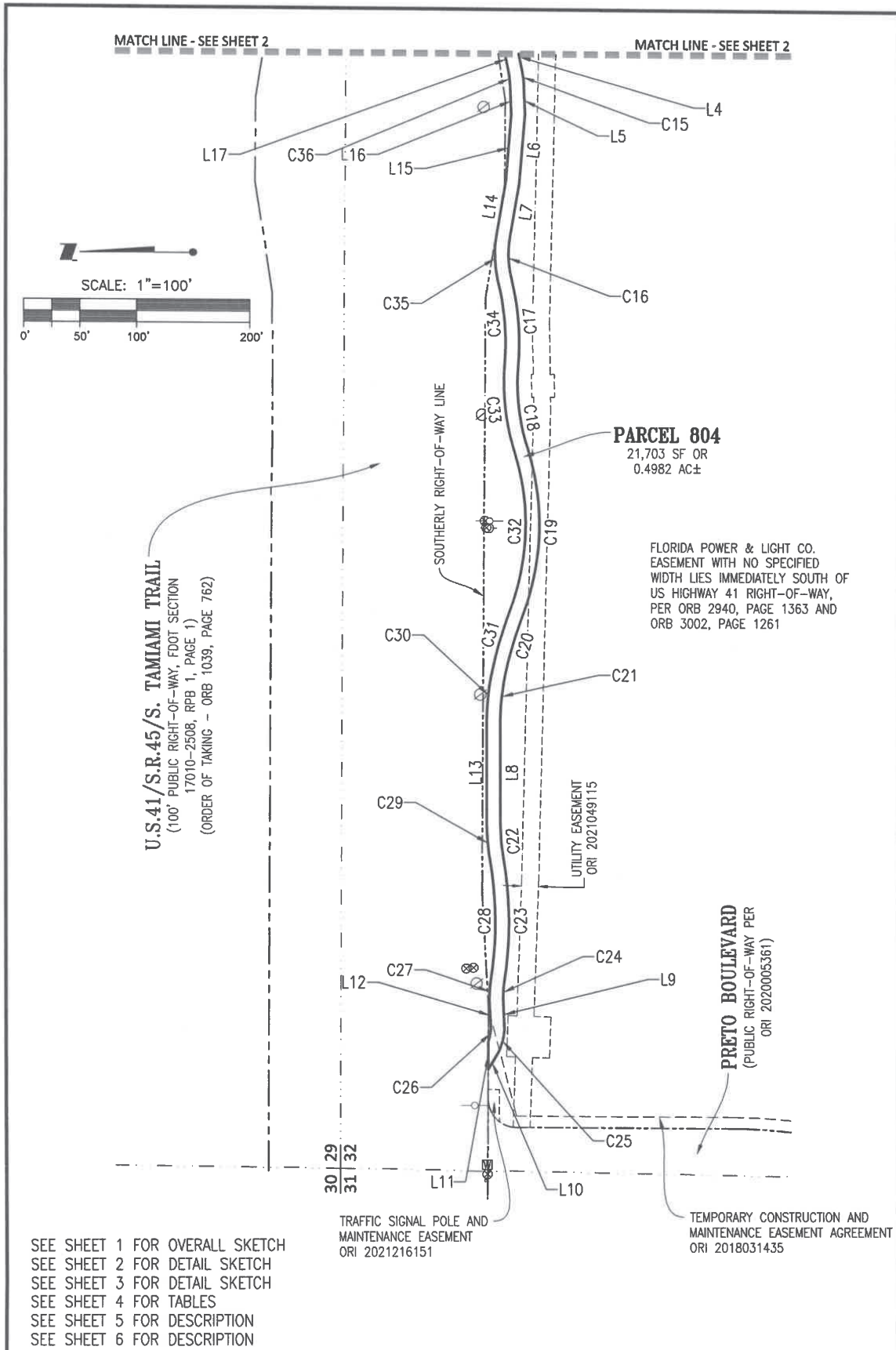


Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-607-6900 • Fax 941-607-6910
 Certificate of Authorization R27013 • www.stantec.com
 Licensed Business Number 7865

TASK CODE: 310.200	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215616469v-spsk06	PROJECT NO: 215616469	SHEET 2 OF 6	DRAWING INDEX NO: 215616469v-spsk06	REV:
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Jul 14, 2022 - 09:08:21 EDMEJIAV:\2156\active\215616469\survey\drawing\215616469v-spsk06.dwg



SEE SHEET 1 FOR OVERALL SKETCH
 SEE SHEET 2 FOR DETAIL SKETCH
 SEE SHEET 3 FOR DETAIL SKETCH
 SEE SHEET 4 FOR TABLES
 SEE SHEET 5 FOR DESCRIPTION
 SEE SHEET 6 FOR DESCRIPTION

This is NOT a Survey.

SKETCH & DESCRIPTION OF A SIDEWALK EASEMENT LOCATED IN SECTION 32, TOWNSHIP 39 S., RANGE 20 E., SARASOTA COUNTY, FLORIDA				<p>6920 Professional Parkway East, Sarasota, FL 34240-6414 Phone 941-507-6900 • Fax 941-507-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7869</p>			
TASK CODE: 310.200	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215616469v-spsk06	PROJECT NO: 215616469	SHEET 3 OF 6	DRAWING INDEX NO: 215616469v-spsk06	REV:

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	18°48'10"	16.41'	16.33'	S80°14'26"E
C2	89.00'	15°56'33"	24.76'	24.68'	S71°16'27"W
C3	161.00'	43°18'38"	121.70'	118.82'	S84°57'29"W
C4	194.00'	16°15'27"	55.05'	54.86'	N81°30'56"W
C5	394.00'	12°56'31"	89.00'	88.81'	S83°53'05"W
C6	272.61'	28°14'28"	134.37'	133.01'	N88°27'56"W
C7	244.00'	7°32'08"	32.09'	32.07'	N78°06'46"W
C8	94.00'	7°45'50"	12.74'	12.73'	N85°45'45"W
C9	94.00'	7°45'50"	12.74'	12.73'	S86°28'26"W
C10	244.00'	11°45'15"	50.06'	49.97'	S76°42'53"W
C11	256.00'	42°36'52"	190.40'	186.04'	N87°51'19"W
C12	94.00'	39°22'35"	64.60'	63.34'	N86°14'10"W
C13	106.00'	11°29'48"	21.27'	21.23'	S79°49'26"W
C14	94.00'	7°04'03"	11.60'	11.59'	S82°02'18"W
C15	106.00'	9°16'26"	17.16'	17.14'	S83°08'29"W
C16	94.00'	23°28'14"	38.51'	38.24'	S87°42'38"W
C17	225.11'	18°51'05"	74.06'	73.73'	S85°24'03"W
C18	194.00'	22°20'25"	75.64'	75.16'	S83°39'23"W
C19	223.07'	38°08'13"	148.48'	145.75'	N88°26'42"W
C20	394.00'	7°36'03"	52.27'	52.23'	N73°10'37"W
C21	199.00'	13°01'21"	45.23'	45.13'	N83°29'19"W
C22	199.00'	9°44'49"	33.85'	33.81'	S85°07'35"W
C23	316.93'	19°02'35"	105.34'	104.85'	S89°46'28"W
C24	98.30'	12°05'12"	20.74'	20.70'	N86°44'50"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C25	48.37'	34°08'24"	28.82'	28.40'	N75°43'14"W
C26	36.37'	22°47'43"	14.47'	14.37'	S81°23'34"E
C27	110.30'	12°05'12"	23.27'	23.22'	S86°44'50"E
C28	304.93'	19°02'35"	101.35'	100.88'	N89°46'28"E
C29	211.00'	9°44'49"	35.89'	35.85'	N85°07'35"E
C30	211.00'	13°01'21"	47.96'	47.85'	S83°29'19"E
C31	406.00'	7°36'03"	53.86'	53.82'	S73°10'37"E
C32	211.07'	38°08'13"	140.49'	137.91'	S88°26'42"E
C33	206.00'	22°20'25"	80.32'	79.81'	N83°39'23"E
C34	213.11'	18°51'05"	70.12'	69.80'	N85°24'03"E
C35	106.00'	23°28'14"	43.42'	43.12'	N87°42'38"E
C36	94.00'	9°16'26"	15.21'	15.20'	N83°08'29"E
C37	106.00'	7°04'03"	13.08'	13.07'	N82°02'18"E
C38	94.00'	11°29'48"	18.86'	18.83'	N79°49'26"E
C39	106.00'	39°22'35"	72.85'	71.42'	S86°14'10"E
C40	244.00'	42°36'52"	181.48'	177.32'	S87°51'19"E
C41	256.00'	11°45'15"	52.52'	52.43'	N76°42'53"E
C42	106.00'	7°45'50"	14.36'	14.35'	N86°28'26"E
C43	106.00'	7°45'50"	14.36'	14.35'	S85°45'45"E
C44	256.00'	7°32'08"	33.67'	33.64'	S78°06'46"E
C45	260.61'	28°14'28"	128.45'	127.16'	S88°27'56"E
C46	406.00'	12°56'31"	91.71'	91.51'	N83°53'05"E
C47	206.00'	16°15'27"	58.45'	58.26'	S81°30'56"E
C48	149.00'	43°21'17"	112.75'	110.07'	N84°56'09"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°38'39"W	21.41'
L2	N89°38'39"W	40.53'
L3	S85°34'20"W	39.61'
L4	S78°30'16"W	19.66'
L5	S87°46'42"W	24.27'
L6	N85°16'41"W	61.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N80°33'14"W	48.15'
L8	N90°00'00"W	89.13'
L9	S87°12'34"W	18.31'
L10	N58°39'02"W	14.01'
L11	S89°38'31"E	24.69'
L12	N87°12'34"E	18.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N90°00'00"E	89.13'
L14	S80°33'14"E	48.15'
L15	S85°13'55"E	58.77'
L16	N87°46'42"E	24.27'
L17	N78°30'16"E	19.66'
L18	N85°34'20"E	39.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S89°38'39"E	40.53'
L20	S89°38'39"E	21.41'
L21	S89°38'31"E	12.57'

SEE SHEET 1 FOR OVERALL SKETCH
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This is NOT a Survey.

SKETCH & DESCRIPTION OF A
 SIDEWALK EASEMENT LOCATED IN
 SECTION 32, TOWNSHIP 39 S., RANGE 20 E.,
 SARASOTA COUNTY, FLORIDA



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

A tract of land of lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Radiant Way (public right-of-way, drainage & public utility easement) as shown in Wellen Park Downtown Phase 1, recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida; also being the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 18°48'10"; thence Easterly along the west line of said Radiant Way and along the arc of said curve, a distance of 16.41 feet, said curve having a chord bearing and distance of S.80°14'26"E., 16.33 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 89.00 feet and a central angle of 15°56'33"; thence Westerly along the arc of said curve, a distance of 24.76 feet, said curve having a chord bearing and distance of S.71°16'27"W., 24.68 feet, to the point of reverse curvature of a curve to the right having a radius of 161.00 feet and a central angle of 43°18'38"; thence Westerly along the arc of said curve, a distance of 121.70 feet to the point of reverse curvature of a curve to the left having a radius of 194.00 feet and a central angle of 16°15'27"; thence Westerly along the arc of said curve, a distance of 55.05 feet to the point of tangency of said curve; thence N.89°38'39"W., a distance of 21.41 feet to the point of curvature of a curve to the left having a radius of 394.00 feet and a central angle of 12°56'31"; thence Westerly along the arc of said curve, a distance of 89.00 feet to the point of reverse curvature of a curve to the right having a radius of 272.61 feet and a central angle of 28°14'28"; thence Westerly along the arc of said curve, a distance of 134.37 feet to the point of reverse curvature of a curve to the left having a radius of 244.00 feet and a central angle of 07°32'08"; thence Westerly along the arc of said curve, a distance of 32.09 feet to the point of compound curvature of a curve to the left having a radius of 94.00 feet and a central angle of 07°45'50"; thence Westerly along the arc of said curve, a distance of 12.74 feet to the point of tangency of said curve; thence N.89°38'39"W., a distance of 40.53 feet to the point of curvature of a curve to the left having a radius of 94.00 feet and a central angle of 07°45'50"; thence Westerly along the arc of said curve, a distance of 12.74 feet to the point of compound curvature of a curve to the left having a radius of 244.00 feet and a central angle of 11°45'15"; thence Westerly along the arc of said curve, a distance of 50.06 feet to the point of reverse curvature of a curve to the right having a radius of 256.00 feet and a central angle of 42°36'52"; thence Westerly along the arc of said curve, a distance of 190.40 feet to the point of reverse curvature of a curve to the left having a radius of 94.00 feet and a central angle of 39°22'35"; thence Westerly along the arc of said curve, a distance of 64.60 feet to the point of reverse curvature of a curve to the right having a radius of 106.00 feet and a central angle of 11°29'48"; thence Westerly along the arc of said curve, a distance of 21.27 feet to the point of tangency of said curve; thence S.85°34'20"W., a distance of 39.61 feet to the point of curvature of a curve to the left having a radius of 94.00 feet and a central angle of 07°04'03"; thence Westerly along the arc of said curve, a distance of 11.60 feet to the point of tangency of said curve; thence S.78°30'16"W., a distance of 19.66 feet to the point of curvature of a curve to the right having a radius of 106.00 feet and a central angle of 09°16'26"; thence Westerly along the arc of said curve, a distance of 17.16 feet to the point of tangency of said curve; thence S.87°46'42"W., a distance of 24.27 feet; thence N.85°16'41"W., a distance of 61.21 feet; thence N.80°33'14"W., a distance of 48.15 feet to the point of curvature of a curve to the left having a radius of 94.00 feet and a central angle of 23°28'14"; thence Westerly along the arc of said curve, a distance of 38.51 feet to the point of reverse curvature of a curve to the right having a radius of 225.11 feet and a central angle of 18°51'05"; thence Westerly along the arc of said curve, a distance of 74.06 feet to the point of reverse curvature of a curve to the left having a radius of 194.00 feet and a central angle of 22°20'25"; thence Westerly along the arc of said curve, a distance of 75.64 feet to the point of reverse curvature of a curve to the right having a radius of 223.07 feet and a central angle of 38°08'13"; thence Westerly along the arc of said curve, a distance of 148.48 feet to the point of reverse curvature of a curve to the left having a radius of 394.00 feet and a central angle of 07°36'03"; thence Westerly along the arc of said curve, a distance of 52.27 feet to the point of compound curvature of a curve to the left having a radius of 199.00 feet and a central angle of 13°01'21"; thence Westerly along the arc of said curve, a distance of 45.23 feet to the point of tangency of said curve; thence N.90°00'00"W., a distance of 89.13 feet to the point of curvature of a curve to the left having a radius of 199.00 feet and a central angle of 09°44'49"; thence Westerly along the arc of said curve, a distance of 33.85 feet to the point of reverse curvature of a curve to the right having a radius of 316.93 feet and a central angle of 19°02'35"; thence Westerly along the arc of said curve, a distance of 105.34 feet to the point of reverse curvature of a curve to the left having a radius of 98.30 feet and a central angle of 12°05'12"; thence Westerly along the arc of said curve, a distance of 20.74 feet to the point of tangency of said curve; thence S.87°12'34"W., a distance of 18.31 feet to the point of curvature of a curve to the right having a radius of 48.37 feet and a central angle of 34°08'24"; thence Westerly along the arc of said curve, a distance of 28.82 feet to the point of tangency of said curve; thence N.58°39'02"W., a distance of 14.01 feet to a point on the south right-of-way line of said U.S. 41/S.R. 45/ South Tamiami Trail (100 foot wide public right-of-way, Florida Department of Transportation Section 17010-2508) recorded in Road Plat Book 1, Page 1 and Order of Taking recorded in Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida; thence S.89°38'31"E. along said south right-of-way line of U.S. 41/S.R. 45/ South Tamiami Trail, a distance of 24.69 feet to the point of curvature of a non-tangent curve to the left, having a radius of 36.37 feet and a central angle of 22°47'43"; thence Easterly along the arc of said curve, a distance of 14.47 feet, said curve having a chord bearing and distance of S.81°23'34"E., 14.37 feet, to the point of tangency of said curve; thence N.87°12'34"E., a distance of 18.31 feet to the point of curvature of a curve to the right having a radius of 110.30 feet and a central angle of 12°05'12"; thence Easterly along the arc of said curve, a distance of 23.27 feet to the point of reverse curvature of a

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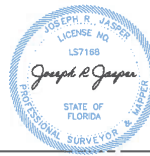
SKETCH & DESCRIPTION OF A SIDEWALK EASEMENT LOCATED IN SECTION 32, TOWNSHIP 39 S., RANGE 20 E., SARASOTA COUNTY, FLORIDA				 Stantec <small>8920 Professional Parkway East, Sarasota, FL 34240-9414 Phone 941-607-6900 • Fax 941-607-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7888</small>			
TASK CODE: 310.200	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215616469v-spsk06	PROJECT NO: 215616469	SHEET 5 OF 6	DRAWING INDEX NO: 215616469v-spsk06	REV:

curve to the left having a radius of 304.93 feet and a central angle of 19°02'35"; thence Easterly along the arc of said curve, a distance of 101.35 feet to the point of reverse curvature of a curve to the right having a radius of 211.00 feet and a central angle of 09°44'49"; thence Easterly along the arc of said curve, a distance of 35.89 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 89.13 feet to the point of curvature of a curve to the right having a radius of 211.00 feet and a central angle of 13°01'21"; thence Easterly along the arc of said curve, a distance of 47.96 feet to the point of compound curvature of a curve to the right having a radius of 406.00 feet and a central angle of 07°36'03"; thence Easterly along the arc of said curve, a distance of 53.86 feet to the point of reverse curvature of a curve to the left having a radius of 211.07 feet and a central angle of 38°08'13"; thence Easterly along the arc of said curve, a distance of 140.49 feet to the point of reverse curvature of a curve to the right having a radius of 206.00 feet and a central angle of 22°20'25"; thence Easterly along the arc of said curve, a distance of 80.32 feet to the point of reverse curvature of a curve to the left having a radius of 213.11 feet and a central angle of 18°51'05"; thence Easterly along the arc of said curve, a distance of 70.12 feet to the point of reverse curvature of a curve to the right having a radius of 106.00 feet and a central angle of 23°28'14"; thence Easterly along the arc of said curve, a distance of 43.42 feet to the point of tangency of said curve; thence S.80°33'14"E., a distance of 48.15 feet; thence S.85°13'55"E., a distance of 58.77 feet; thence N.87°46'42"E., a distance of 24.27 feet to the point of curvature of a curve to the left having a radius of 94.00 feet and a central angle of 09°16'26"; thence Easterly along the arc of said curve, a distance of 15.21 feet to the point of tangency of said curve; thence N.78°30'16"E., a distance of 19.66 feet to the point of curvature of a curve to the right having a radius of 106.00 feet and a central angle of 07°04'03"; thence Easterly along the arc of said curve, a distance of 13.08 feet to the point of tangency of said curve; thence N.85°34'20"E., a distance of 39.61 feet to the point of curvature of a curve to the left having a radius of 94.00 feet and a central angle of 11°29'48"; thence Easterly along the arc of said curve, a distance of 18.86 feet to the point of reverse curvature of a curve to the right having a radius of 106.00 feet and a central angle of 39°22'35"; thence Easterly along the arc of said curve, a distance of 72.85 feet to the point of reverse curvature of a curve to the left having a radius of 244.00 feet and a central angle of 42°36'52"; thence Easterly along the arc of said curve, a distance of 181.48 feet to the point of reverse curvature of a curve to the right having a radius of 256.00 feet and a central angle of 11°45'15"; thence Easterly along the arc of said curve, a distance of 52.52 feet to the point of compound curvature of a curve to the right having a radius of 106.00 feet and a central angle of 07°45'50"; thence Easterly along the arc of said curve, a distance of 14.36 feet to the point of tangency of said curve; thence S.89°38'39"E., a distance of 40.53 feet to the point of curvature of a curve to the right having a radius of 106.00 feet and a central angle of 07°45'50"; thence Easterly along the arc of said curve, a distance of 14.36 feet to the point of compound curvature of a curve to the right having a radius of 256.00 feet and a central angle of 07°32'08"; thence Easterly along the arc of said curve, a distance of 33.67 feet to the point of reverse curvature of a curve to the left having a radius of 260.61 feet and a central angle of 28°14'28"; thence Easterly along the arc of said curve, a distance of 128.45 feet to the point of reverse curvature of a curve to the right having a radius of 406.00 feet and a central angle of 12°56'31"; thence Easterly along the arc of said curve, a distance of 91.71 feet to the point of tangency of said curve; thence S.89°38'39"E., a distance of 21.41 feet to the point of curvature of a curve to the right having a radius of 206.00 feet and a central angle of 16°15'27"; thence Easterly along the arc of said curve, a distance of 58.45 feet to the point of reverse curvature of a curve to the left having a radius of 149.00 feet and a central angle of 43°21'17"; thence Easterly along the arc of said curve, a distance of 112.75 feet to a point on the south right-of-way line of said U.S. 41/S.R. 45/ South Tamiami Trail; thence S.89°38'31"E. along said south right-of-way line and along a line non-tangent to said curve, a distance of 12.57 feet to the POINT OF BEGINNING.

Containing 21,703 square feet or 0.4982 acres, more or less.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. THIS SKETCH AND DESCRIPTION IS BASED ON TITLE SEARCH REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE No. 1293183, WITH AN EFFECTIVE DATE OF JULY 5, 2022.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO WEST LINE OF RADIANT WAY, BEING N00°00'00"E.
4. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
5. NOT COMPLETE WITHOUT ACCOMPANYING DESCRIPTION.



Digitally signed
by Joseph R
Jasper
Date: 2022.07.14
15:15:51 -04'00'

Joseph R. Jasper, P.S.M. Date of Signature
Florida Registration No. 7168

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SKETCH & DESCRIPTION OF A
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