

Antigua at Wellen Park Replat

A REPLAT OF LOTS 3, 7, 14, 28, 74, 84, 90, 106, & 149 OF ANTIGUA AT WELLEN PARK, RECORDED IN PLAT BOOK 56, PAGE 160 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

NOTICE

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

NOTICE

- The Declaration of Covenants, Conditions, Restrictions, and Easements for _____ (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
- Tract 300 is a private road right of way under the terms of the Declaration, which will be owned and maintained by the Home Owners Association, and the use of which will be governed by the Declaration.

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the City of North Port, Florida, this ____ day of _____, A.D., 2023.

Mayor, North Port City Commission City Clerk, attest

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording this ____ day of _____, A.D., 2023.

City Attorney, City of North Port Date

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____ of the Public Records of Sarasota County, Florida, this ____ day of _____, A.D., 2023.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

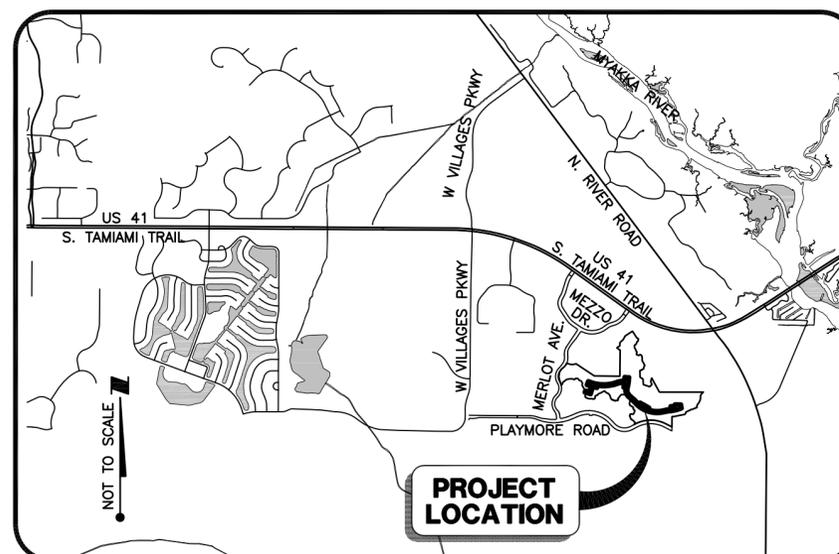
City Engineer Date
Registration No. _____

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Surveyor Date
Florida Certificate No. _____



SITE MAP

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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, the undersigned, hereby certify that this plat has been officially approved for recording, this ____ day of _____, A.D., 2023.

By: _____
Chairperson

CERTIFICATE OF SURVEYOR

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

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company 1") as owner of Lots 74, 84, 90 and 106, do hereby certify ownership of the property described on this plat entitled "ANTIGUA AT WELLEN PARK REPLAT," and does hereby grant, convey and dedicate said Plat for record.

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

WITNESSES:

Signature of Witness:

Print Name of Witness:

Signature of Witness:

Print Name of Witness:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this ____ day of _____, 2023, by _____, as _____ of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of MANASOTA BEACH RANCHLANDS LLLP a Florida limited liability limited partnership, on behalf of the partnership and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

MANASOTA BEACH RANCHLANDS LLLP
By: Thomas Ranch Villages GP, LLC,
a Delaware limited liability company,
as its General Partner
By: Thomas Ranch Manager, LLC,
a Delaware limited liability company,
as its Manager

By: _____
Name: _____
As its: _____

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

AG EDC II (LEN) MULTI STATE 1, LLC, a Foreign limited liability company (the "Company 2") as owner of Lots 3, 7, 14, 28 & 149, do hereby certify ownership of the property described on this plat entitled "ANTIGUA AT WELLEN PARK REPLAT," and does hereby grant, convey and dedicate said Plat for record.

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

WITNESSES:

Signature of Witness:

Print Name of Witness:

Signature of Witness:

Print Name of Witness:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this ____ day of _____, 2023, by _____, as _____ of AG EDC II (LEN) MULTI STATE 1, LLC, a foreign limited liability company, on behalf of the company and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

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



Stantec

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Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

**Antigua at
Wellen Park Replat**
A REPLAT OF LOTS 3, 7, 14, 28, 74, 84,
90, 106, & 149 OF ANTIGUA AT WELLEN
PARK, RECORDED IN PLAT BOOK 56, PAGE
160 OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA AND LYING
IN SECTIONS 33 & 34, TOWNSHIP 39
SOUTH, RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

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

A tract of land lying in Sections 33 & 34, Township 39 South, Range 20 East, Sarasota County, Florida, consisting of Lots of Antigua at Wellen Park, recorded in Plat Book 56, Page 160 of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Begin at the northwest corner of Lot 3 of said Antigua at Wellen Park; thence N.23°37'16"E., a distance of 50.00 feet to a point on the northerly line of Tract 300 (Burgundy Drive) as shown on said plat of Antigua at Wellen Park, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,070.00 feet and a central angle of 44°56'52"; the following three (3) calls are along said northerly line of Tract 300 (Burgundy Drive): (1) thence Easterly along the arc of said curve, a distance of 839.40 feet, said curve having a chord bearing and distance of S.88°51'10"E., 818.04 feet, to the point of curvature of a reverse curve to the right having a radius of 300.00 feet and a central angle of 29°11'54"; (2) thence Easterly along the arc of said curve, a distance of 152.88 feet, to the point of tangency of said curve; (3) thence S.82°07'42"E., a distance of 31.67 feet; thence N.07°52'18"E. along the west line of Lot 149 of said Antigua at Wellen Park, a distance of 120.00 feet; thence S.82°07'42"E. along the north line of said Lot 149, a distance of 70.30 feet; thence N.89°56'03"E., a distance of 50.00 feet to a point on the northerly line of Tract 300 (Pinot Drive) as shown on said plat of Antigua at Wellen Park, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,100.00 feet and a central angle of 15°44'36"; the following five (5) calls are along said northerly line of Tract 300 (Pinot Drive): (1) thence Southerly along the arc of said curve, a distance of 302.25 feet, said curve having a chord bearing and distance of S.07°48'21"W., 301.30 feet, to the point of curvature of a reverse curve to the left having a radius of 200.00 feet and a central angle of 64°07'08"; (2) thence Southerly along the arc of said curve, a distance of 223.82 feet, to the point of tangency of said curve; (3) thence S.48°26'28"E., a distance of 149.34 feet to a point of curvature of a curve to the right having a radius of 550.00 feet and a central angle of 09°01'27"; (4) thence Southeasterly along the arc of said curve, a distance of 86.63 feet, to the point of curvature of a reverse curve to the left having a radius of 775.00 feet and a central angle of 09°45'35"; (5) thence Southeasterly along the arc of said curve, a distance of 132.01 feet, to the end of said curve; thence N.30°02'23"E. along the westerly line of Lot 106 of said Antigua at Wellen Park, a distance of 55.56 feet; thence S.59°57'37"E. along the northerly line of said Lot 106, a distance of 120.00 feet; thence N.30°02'23"E. along the westerly line of Tract 300 (Moscato Court) as shown on said plat of Antigua at Wellen Park, a distance of 3.87 feet; thence S.59°57'37"E. along the northerly line and its westerly extension of Lot 90 of said Antigua at Wellen Park, a distance of 170.00 feet; thence S.30°02'23"W. along the easterly line of said Lot 90, a distance of 59.43 feet to a point on said northerly line of Tract 300 (Pinot Drive), also being the point of curvature of a non-tangent curve to the left, having a radius of 775.00 feet and a central angle of 33°33'46"; the following two (2) calls are along said northerly line of Tract 300 (Pinot Drive): (1) thence Easterly along the arc of said curve, a distance of 453.98 feet, said curve having a chord bearing and distance of S.87°31'30"E., 447.52 feet, to the point of curvature of a reverse curve to the right having a radius of 1,170.00 feet and a central angle of 09°08'26"; (2) thence Easterly along the arc of said curve, a distance of 186.65 feet, to the end of said curve; thence N.00°16'01"E. along the west line of Lot 84 of said Antigua at Wellen Park, a distance of 81.78 feet; thence S.89°43'59"E. along the north line of said Lot 84, a distance of 120.00 feet; thence N.00°16'01"E. along the westerly line of Tract 300 (Cabernet Court) as shown on said plat of Antigua at Wellen Park, a distance of 50.20 feet; thence S.89°43'59"E. along the north line and its westerly extension of Lot 74 of said Antigua at Wellen Park, a distance of 170.00 feet; thence S.00°16'01"W. along the east line of said Lot 74, a distance of 55.85 feet; thence S.22°54'42"E., a distance of 50.00 feet to a point on the southerly line of Tract 300 (Pinot Drive); the following seven (7) calls are along said southerly line of Tract 300 (Pinot Drive): (1) thence S.67°05'18"W., a distance of 29.19 feet to a point of curvature of a curve to the right having a radius of 880.00 feet and a central angle of 18°10'45"; (2) thence Westerly along the arc of said curve, a distance of 279.21 feet, to the point of curvature of a reverse curve to the left having a radius of 1,120.00 feet and a central angle of 09°34'25"; (3) thence Westerly along the arc of said curve, a distance of 187.14 feet, to the point of curvature of a reverse curve to the right having a radius of 825.00 feet and a central angle of 64°53'21"; (4) thence Westerly along the arc of said curve, a distance of 934.34 feet, to the point of curvature of a reverse curve to the left having a radius of 500.00 feet and a central angle of 09°01'27"; (5) thence Northwesterly along the arc of said curve, a distance of 78.75 feet, to the point of tangency of said curve; (6) thence N.48°26'28"W., a distance of 149.34 feet to a point of curvature of a curve to the right having a radius of 250.00 feet and a central angle of 63°33'56"; (7) thence Northerly along the arc of said curve, a distance of 277.36 feet, to the end of said curve; thence N.82°07'42"W. along the south line of Lot 28 of said Antigua at

Wellen Park, a distance of 59.62 feet; thence N.07°52'18"E. along the west line of said Lot 28, a distance of 120.00 feet to a point on the southerly line of Tract 300 (Burgundy Drive) as shown on said plat of Antigua at Wellen Park; the following three (3) calls are along said southerly line of Tract 300 (Burgundy Drive): (1) thence N.82°07'42"W., a distance of 42.36 feet to a point of curvature of a curve to the left having a radius of 250.00 feet and a central angle of 29°11'54"; (2) thence Westerly along the arc of said curve, a distance of 127.40 feet, to the point of curvature of a reverse curve to the right having a radius of 1,120.00 feet and a central angle of 30°04'14"; (3) thence Westerly along the arc of said curve, a distance of 587.81 feet, to the end of said curve; thence S.16°10'57"W. along the east line of Lot 14 of said Antigua at Wellen Park, a distance of 63.48 feet; thence N.73°49'03"W. along the south line of said Lot 14, a distance of 120.00 feet; thence S.16°10'57"W. along the east line of Tract 300 (Bordeaux Court) as shown on said plat of Antigua at Wellen Park, a distance of 215.80 feet; thence N.73°49'03"W. along the southerly line and its easterly extension of Lot 7 of said Antigua at Wellen Park, a distance of 168.69 feet; the following two (2) calls are along the west line of said Lot 7: (1) thence N.22°03'18"W., a distance of 2.11 feet; (2) thence N.16°10'57"E., a distance of 48.54 feet; thence S.73°49'03"E. along the north line of said Lot 7, a distance of 120.00 feet; thence N.16°10'57"E. along the westerly line of said Tract 300 (Bordeaux Court), a distance of 165.60 feet; thence N.73°49'03"W. along the south line of Lot 3 of said Antigua at Wellen Park, a distance of 120.00 feet; thence N.16°10'57"E. along the west line of said Lot 3, a distance of 63.48 feet to the POINT OF BEGINNING.

Containing 258,123 square feet or 5.9257 acres, more or less.

LESS AND EXCEPT the following portion of Tract 300 as recorded in the plat of Antigua at Wellen Park, recorded in Plat Book 56, Page 160 of said Public Records, and being more particularly described as follows:

Begin at the northwest corner of Lot 3 of said Antigua at Wellen Park; thence N.23°37'16"E., a distance of 50.00 feet to a point on the northerly line of Tract 300 (Burgundy Drive) as shown on said plat of Antigua at Wellen Park, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,070.00 feet and a central angle of 44°56'52"; the following three (3) calls are along said northerly line of Tract 300 (Burgundy Drive): (1) thence Easterly along the arc of said curve, a distance of 839.40 feet, said curve having a chord bearing and distance of S.88°51'10"E., 818.04 feet, to the point of curvature of a reverse curve to the right having a radius of 300.00 feet and a central angle of 29°11'54"; (2) thence Easterly along the arc of said curve, a distance of 152.88 feet, to the point of tangency of said curve; (3) thence S.82°07'42"E., a distance of 85.81 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 92°47'46"; the following two (2) calls are along the easterly line of Tract 300 (Pinot Drive) as shown on said plat of Antigua at Wellen Park: (1) thence Northeasterly along the arc of said curve, a distance of 40.49 feet, to the point of curvature of a compound curve to the left having a radius of 1,050.00 feet and a central angle of 05°08'30"; (2) thence Northerly along the arc of said curve, a distance of 94.23 feet, to the end of said curve; thence N.89°56'03"E. along a line non-tangent to said curve, a distance of 50.00 feet to a point on the northerly line of Tract 300 (Pinot Drive) as shown on said plat of Antigua at Wellen Park, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,100.00 feet and a central angle of 15°44'36"; the following six (6) calls are along said northerly line of Tract 300 (Pinot Drive): (1) thence Southerly along the arc of said curve, a distance of 302.25 feet, said curve having a chord bearing and distance of S.07°48'21"W., 301.30 feet, to the point of curvature of a reverse curve to the left having a radius of 200.00 feet and a central angle of 64°07'08"; (2) thence Southerly along the arc of said curve, a distance of 223.82 feet, to the point of tangency of said curve; (3) thence S.48°26'28"E., a distance of 149.34 feet to a point of curvature of a curve to the right having a radius of 550.00 feet and a central angle of 09°01'27"; (4) thence Southeasterly along the arc of said curve, a distance of 86.63 feet, to the point of curvature of a reverse curve to the left having a radius of 775.00 feet and a central angle of 16°43'14"; (5) thence Southeasterly along the arc of said curve, a distance of 226.17 feet, to the point of curvature of a compound curve to the left having a radius of 25.00 feet and a central angle of 93°49'21"; (6) thence Easterly along the arc of said curve, a distance of 40.94 feet, to the point of tangency of said curve; thence N.30°02'23"E. along the westerly line of Tract 300 (Moscato Court) as shown on said plat of Antigua at Wellen Park, a distance of 46.45 feet; thence S.59°57'37"E., a distance of 50.00 feet; thence S.30°02'23"W. along the easterly line of said Tract 300 (Moscato Court), a distance of 46.45 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 93°49'21"; the following five (5) calls are along said northerly line of Tract 300 (Pinot Drive): (1) thence Southerly along the arc of said curve, a distance of 40.94 feet, to the point of

curvature of a compound curve to the left having a radius of 775.00 feet and a central angle of 40°31'25"; (2) thence Easterly along the arc of said curve, a distance of 548.13 feet, to the point of curvature of a reverse curve to the right having a radius of 1,170.00 feet and a central angle of 09°34'25"; (3) thence Easterly along the arc of said curve, a distance of 195.50 feet, to the point of curvature of a reverse curve to the left having a radius of 830.00 feet and a central angle of 06°21'28"; (4) thence Easterly along the arc of said curve, a distance of 92.10 feet, to the point of curvature of a compound curve to the left having a radius of 25.00 feet and a central angle of 78°38'33"; (5) thence Northeasterly along the arc of said curve, a distance of 34.31 feet, to the point of tangency of said curve; thence N.00°16'01"E. along the easterly line of Tract 300 (Cabernet Court) as shown on said plat of Antigua at Wellen Park, a distance of 93.57 feet; thence S.89°43'59"E., a distance of 50.00 feet; thence S.00°16'01"W. along the easterly line of said Tract 300 (Cabernet Court), a distance of 66.70 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 108°43'57"; the following three (3) calls are along said northerly line of Tract 300 (Pinot Drive): (1) thence Southeasterly along the arc of said curve, a distance of 47.44 feet, to the point of curvature of a compound curve to the left having a radius of 830.00 feet and a central angle of 04°26'46"; (2) thence Easterly along the arc of said curve, a distance of 64.41 feet, to the point of tangency of said curve; (3) thence N.67°05'18"E., a distance of 29.19 feet; thence S.22°54'42"E., a distance of 50.00 feet; the following nine (9) calls are along the southerly line of Tract 300 (Pinot Drive) as shown on said plat of Antigua at Wellen Park: (1) thence S.67°05'18"W., a distance of 29.19 feet to a point of curvature of a curve to the right having a radius of 880.00 feet and a central angle of 18°10'45"; (2) thence Westerly along the arc of said curve, a distance of 279.21 feet, to the point of curvature of a reverse curve to the left having a radius of 1,120.00 feet and a central angle of 09°34'25"; (3) thence Westerly along the arc of said curve, a distance of 187.14 feet, to the point of curvature of a reverse curve to the right having a radius of 825.00 feet and a central angle of 64°53'21"; (4) thence Westerly along the arc of said curve, a distance of 934.34 feet, to the point of curvature of a reverse curve to the left having a radius of 500.00 feet and a central angle of 09°01'27"; (5) thence Northwesterly along the arc of said curve, a distance of 78.75 feet, to the point of tangency of said curve; (6) thence N.48°26'28"W., a distance of 149.34 feet to a point of curvature of a curve to the right having a radius of 250.00 feet and a central angle of 64°07'08"; (7) thence Northerly along the arc of said curve, a distance of 279.77 feet, to the point of curvature of a reverse curve to the left having a radius of 1,050.00 feet and a central angle of 05°00'35"; (8) thence Northerly along the arc of said curve, a distance of 91.81 feet, to the point of curvature of a compound curve to the left having a radius of 25.00 feet and a central angle of 92°47'46"; (9) thence Northwesterly along the arc of said curve, a distance of 40.49 feet, to the point of tangency of said curve; the following four (4) calls are along the southerly line of Tract 300 (Burgundy Drive) as shown on said plat of Antigua at Wellen Park: (1) thence N.82°07'42"W., a distance of 85.81 feet to a point of curvature of a curve to the left having a radius of 250.00 feet and a central angle of 29°11'54"; (2) thence Westerly along the arc of said curve, a distance of 127.40 feet, to the point of curvature of a reverse curve to the right having a radius of 1,120.00 feet and a central angle of 35°00'23"; (3) thence Westerly along the arc of said curve, a distance of 684.29 feet, to the point of curvature of a reverse curve to the left having a radius of 25.00 feet and a central angle of 87°29'50"; (4) thence Southwesterly along the arc of said curve, a distance of 38.18 feet, to the point of tangency of said curve; thence S.16°10'57"W. along the easterly line of Tract 300 (Bordeaux Court) as shown on said plat of Antigua at Wellen Park, a distance of 245.95 feet; thence N.73°49'03"W., a distance of 56.27 feet to the point of curvature of a non-tangent curve to the left, having a radius of 25.00 feet and a central angle of 41°28'44"; the following two (2) calls are along the westerly line of said Tract 300 (Bordeaux Court): (1) thence Northeasterly along the arc of said curve, a distance of 18.10 feet, said curve having a chord bearing and distance of N.36°55'19"E., 17.71 feet, to the point of tangency of said curve; (2) thence N.16°10'57"E., a distance of 229.39 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 87°29'50"; the following two calls are along said southerly line of Tract 300 (Burgundy Drive): (1) thence Northwesterly along the arc of said curve, a distance of 38.18 feet, to the point of curvature of a reverse curve to the right having a radius of 1,120.00 feet and a central angle of 04°56'09"; (2) thence Westerly along the arc of said curve, a distance of 96.48 feet, to the POINT OF BEGINNING.

Containing 188,161 square feet or 4.3196 acres, more or less.

OVERALL AREA	=	258,123 SF
LESS AND EXCEPT AREA	=	188,161 SF
NET AREA	=	69,962 SF OR 1.6061 ACRES, MORE OR LESS



Stantec

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Antigua at Wellen Park Replat

A REPLAT OF LOTS 3, 7, 14, 28, 74, 84, 90, 106, & 149 OF ANTIGUA AT WELLEN PARK, RECORDED IN PLAT BOOK 56, PAGE 160 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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

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

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

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

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

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

EASEMENT DESCRIPTIONS

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

UTILITY EASEMENTS - The Company does hereby grant nonexclusive easements to the City of North Port; Florida Power and Light Company; Comcast Cablevision of West Florida, Inc.; and other authorized utility companies for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company, Homeowners

Association, Inc., a Florida corporation not for profit (the "Association"), or West Villages Improvement District (the "District"). Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries only of the building site shall carry said easements.

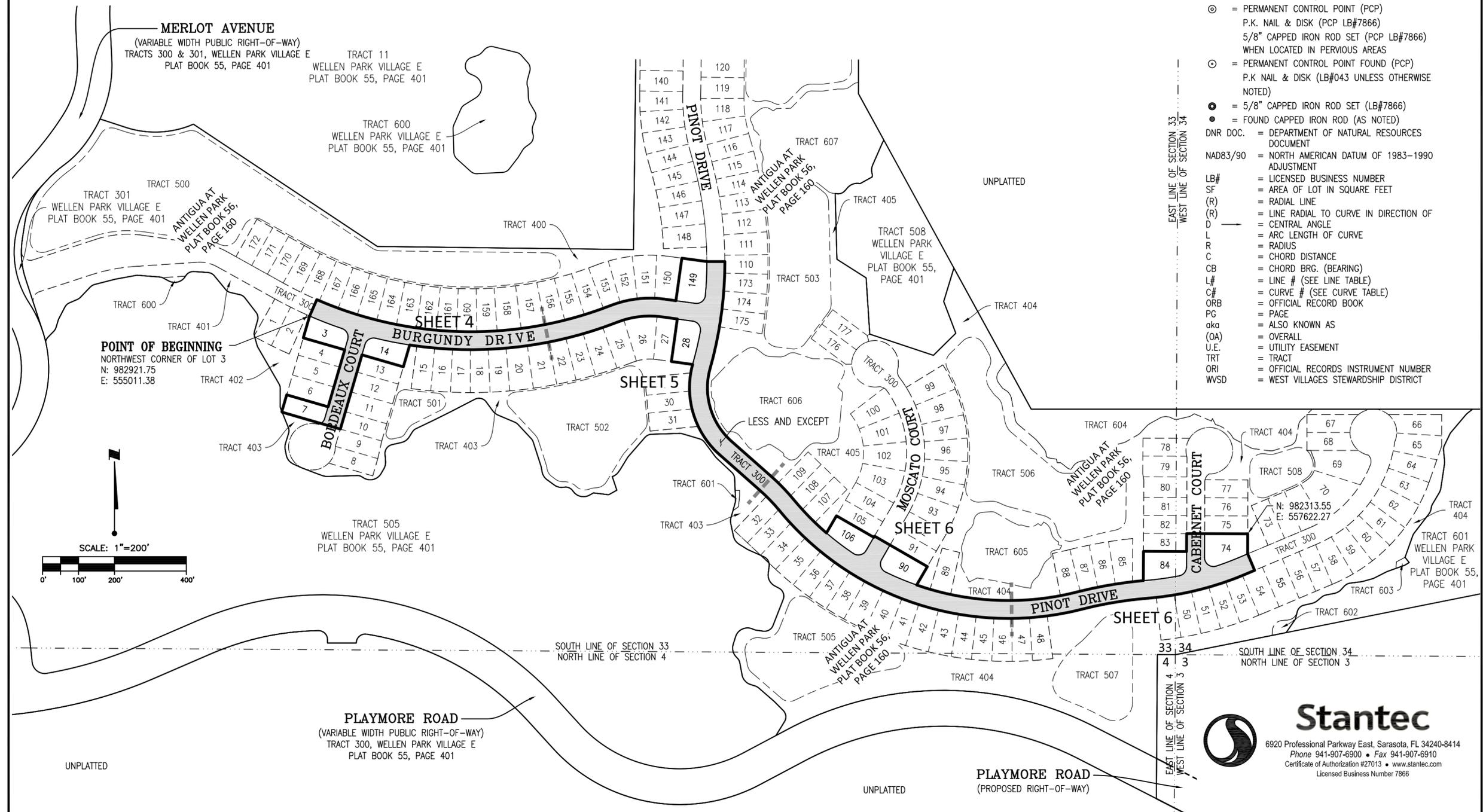
DRAINAGE EASEMENTS - The Company does hereby dedicates and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

STREET TREE & LANDSCAPE EASEMENTS - The Company does hereby grant non-exclusive street tree and landscape easements to the Association and to the City of North Port, Florida (city), over and across the areas fifteen (15') feet in width along the front lot line of Lots 3, 7, 14, 28, 74, 84, 90, 106 and 149 as shown in hereon. Tree maintenance and pruning shall be the responsibility of the property owner. It is additionally acknowledged that the city has no maintenance obligations associated with these easements.

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

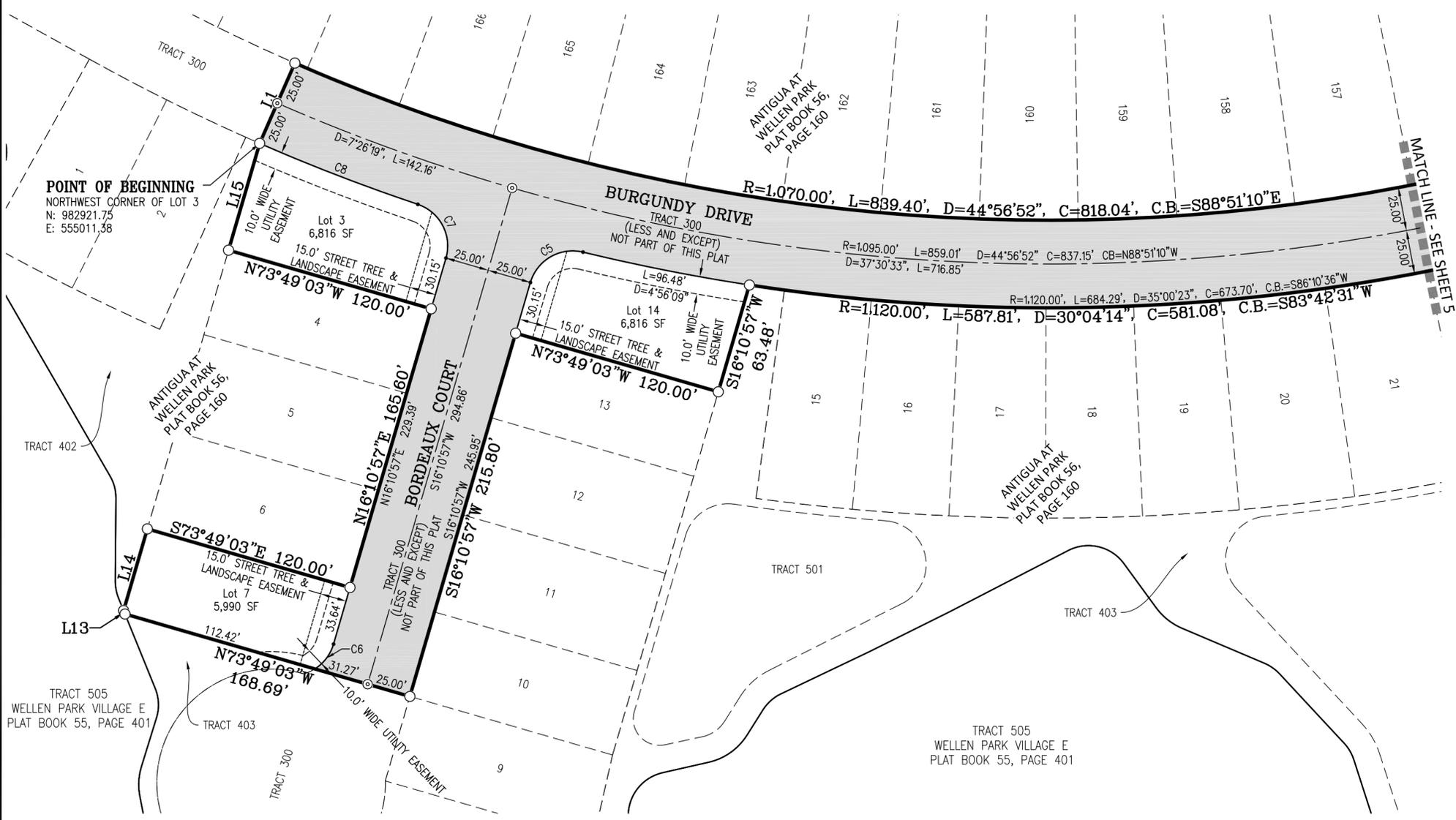
LEGEND:

- ✓ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
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- = FOUND CAPPED IRON ROD (AS NOTED)
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Antigua at Wellen Park Replat

A REPLAT OF LOTS 3, 7, 14, 28, 74, 84, 90, 106, & 149 OF ANTIGUA AT WELLEN PARK, RECORDED IN PLAT BOOK 56, PAGE 160 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTIONS 33 & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

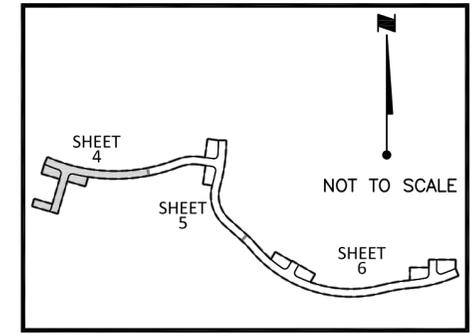


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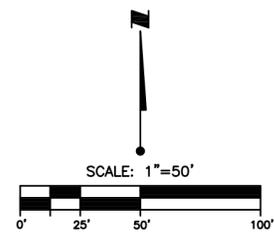
POINT OF BEGINNING
NORTHWEST CORNER OF LOT 3
N: 982921.75
E: 555011.38

LINE	BEARING	DISTANCE
L1	N23°37'16"E	50.00'
L13	N22°03'18"W	2.11'
L14	N16°10'57"E	48.54'
L15	N16°10'57"E	63.48'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	25.00'	87°29'50"	38.18'	34.57'	S59°55'52"W
C6	25.00'	41°28'44"	18.10'	17.71'	N36°55'19"E
C7	25.00'	87°29'50"	38.18'	34.57'	N27°33'58"W
C8	1120.00'	4°56'09"	96.48'	96.45'	N68°50'48"W



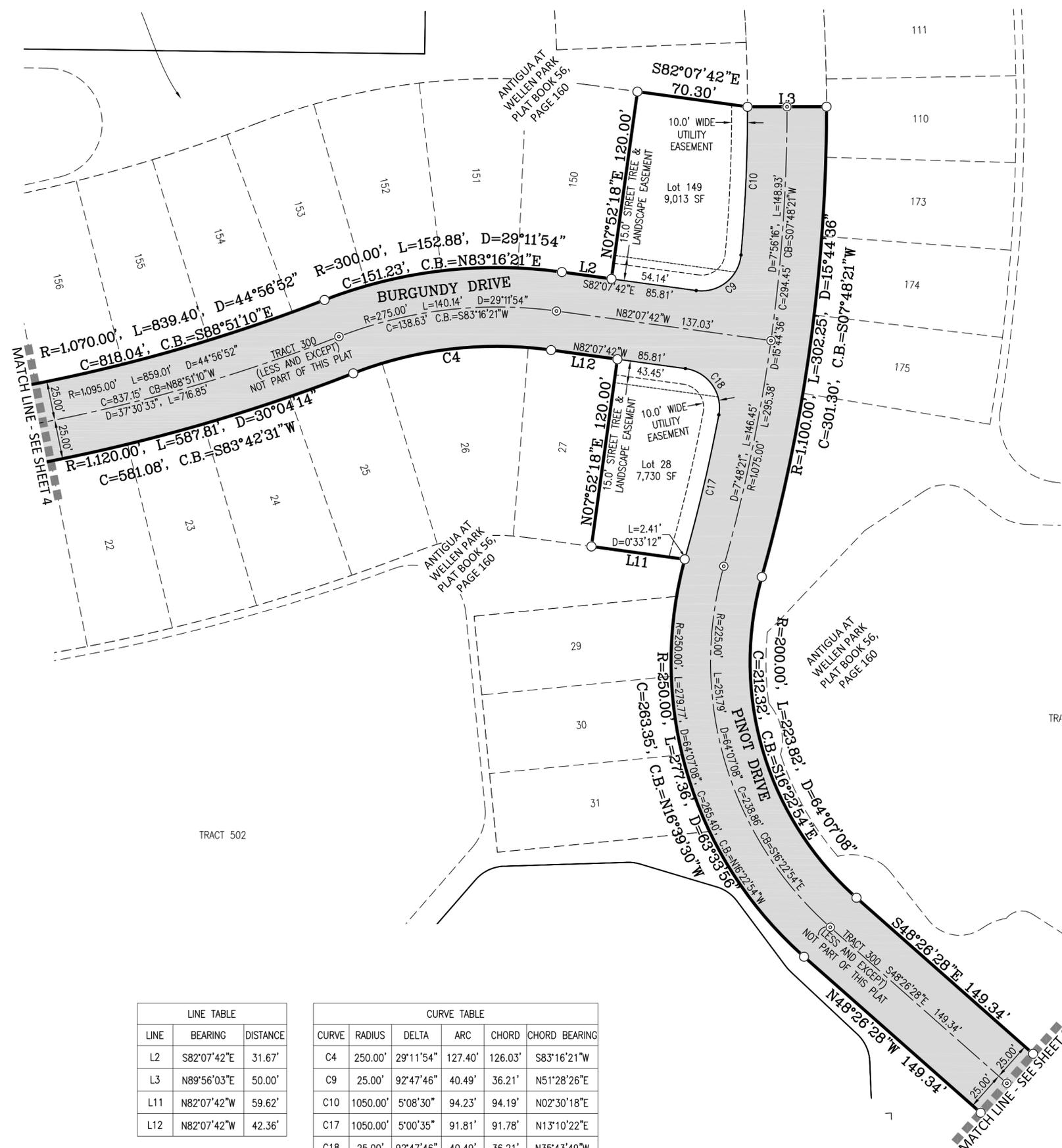
TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



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Antigua at Wellen Park Replat

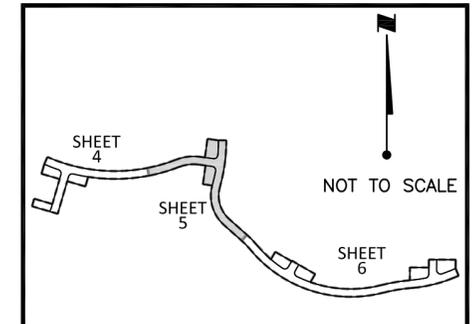
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LINE	BEARING	DISTANCE
L2	S82°07'42"E	31.67'
L3	N89°56'03"E	50.00'
L11	N82°07'42"W	59.62'
L12	N82°07'42"W	42.36'

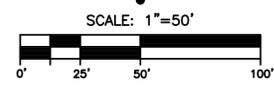
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C4	250.00'	29°11'54"	127.40'	126.03'	S83°16'21"W
C9	25.00'	92°47'46"	40.49'	36.21'	N51°28'26"E
C10	1050.00'	5°08'30"	94.23'	94.19'	N02°30'18"E
C17	1050.00'	5°00'35"	91.81'	91.78'	N13°10'22"E
C18	25.00'	92°47'46"	40.49'	36.21'	N35°43'49"W



TYPICAL LOT LINE EASEMENTS

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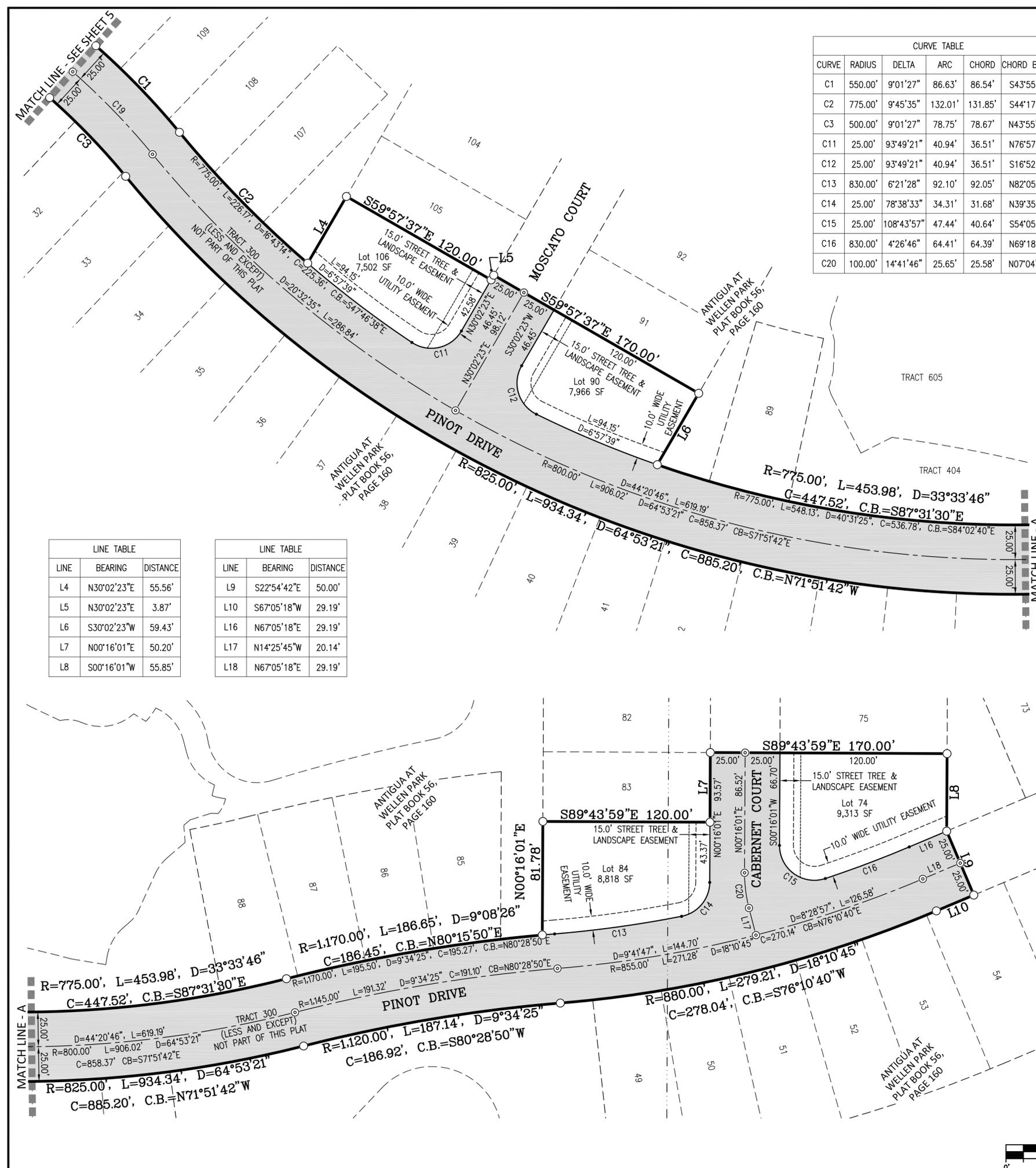
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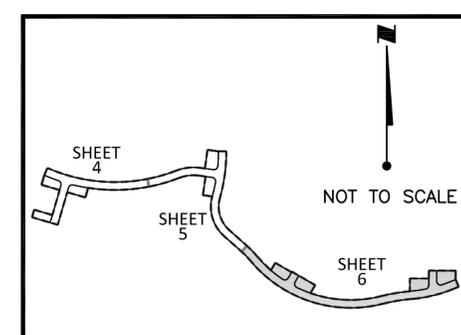
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	550.00'	9°01'27"	86.63'	86.54'	S43°55'45"E
C2	775.00'	9°45'35"	132.01'	131.85'	S44°17'49"E
C3	500.00'	9°01'27"	78.75'	78.67'	N43°55'45"W
C11	25.00'	9°34'21"	40.94'	36.51'	N76°57'04"E
C12	25.00'	9°34'21"	40.94'	36.51'	S16°52'17"E
C13	830.00'	6°21'28"	92.10'	92.05'	N82°05'19"E
C14	25.00'	78°38'33"	34.31'	31.68'	N39°35'18"E
C15	25.00'	108°43'57"	47.44'	40.64'	S54°05'58"E
C16	830.00'	4°26'46"	64.41'	64.39'	N69°18'41"E
C20	100.00'	14°41'46"	25.65'	25.58'	N07°04'52"W



LINE TABLE		
LINE	BEARING	DISTANCE
L4	N30°02'23"E	55.56'
L5	N30°02'23"E	3.87'
L6	S30°02'23"W	59.43'
L7	N00°16'01"E	50.20'
L8	S00°16'01"W	55.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S22°54'42"E	50.00'
L10	S67°05'18"W	29.19'
L16	N67°05'18"E	29.19'
L17	N14°25'45"W	20.14'
L18	N67°05'18"E	29.19'

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