

WELLEN PARK VILLAGE E TRACT 505 REPLAT

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.

Tract 505A is a West Villages Improvement District property under the terms of the WWID Infrastructure Construction, Turnover and Conveyance Policies and the terms of the WWID Water Conservation Plan, the maintenance and use of which will be governed by said documents for stormwater management ponds. Wetland tracts or wetlands within Tract 505A shall not be altered from their natural state, and activities prohibited within such areas include but are not limited to, construction or placing of buildings on or above the ground; dumping soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging, or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

Tract 400 is an open space; community garden area, which is being dedicated to Manasota Beach Ranchlands, LLLP (the "Company").

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
Registration No. _____

Date

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 THE CITY SURVEYOR

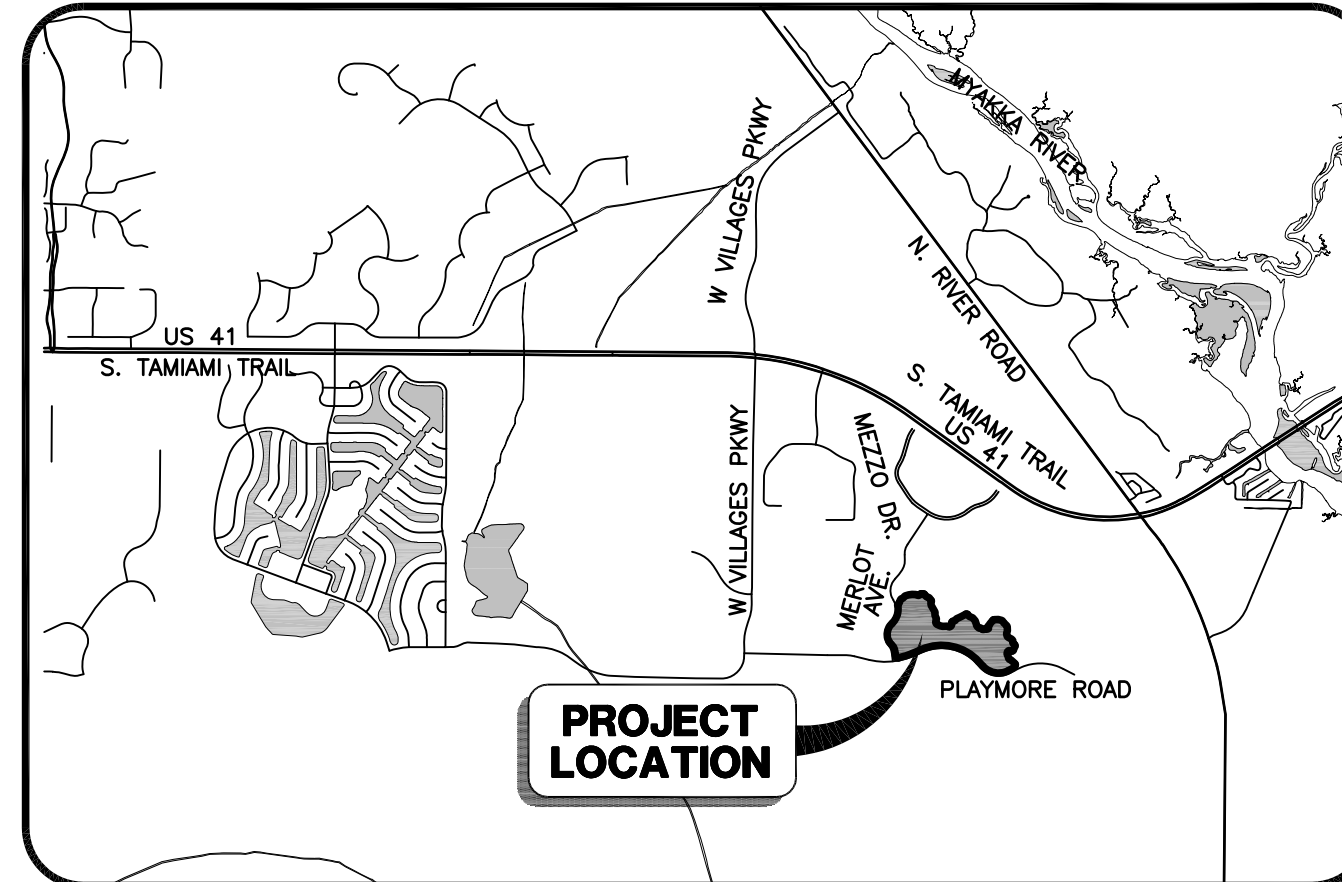
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Surveyor
Florida Certificate No. _____

Date

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



**PROJECT
LOCATION**

SITE MAP

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication of and perpetual maintenance obligation for Tract 505A, as shown on this plat, and hereby accepts the dedication of the Utility Easement(s) as shown on this plat.

William Crosley, Assistant Secretary

John Luczynski, Chairman

STATE OF FLORIDA
COUNTY OF SARASOTA

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 the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

Notary Public

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

**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") does hereby certify ownership of the property described on this plat entitled "WELLEN PARK VILLAGE E, TRACT 505 REPLAT", and do hereby grant, convey, and dedicate said Plat for record.

The Company does hereby state and declare the following:

1. The company, does hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.
2. The Company, as the fee simple owner of the lands platted herein, dedicates and conveys Tract 505A in fee simple to the West Villages Improvement District.
3. The Company, as the fee simple owner of the lands platted herein, dedicates and conveys Tract 400 in fee simple to the Company.

IN WITNESS WHEREOF, the undersigned Owners, have caused this 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: _____

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

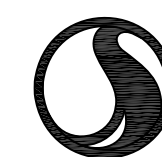
By: _____
Name: _____
As its: _____

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 MAIN STREET 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

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



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

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.

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 underground 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; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc.; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, 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 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, or with the facilities or other improvements constructed by the Company or the District.

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

All of Tract 505 of Wellen Park Village E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT

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

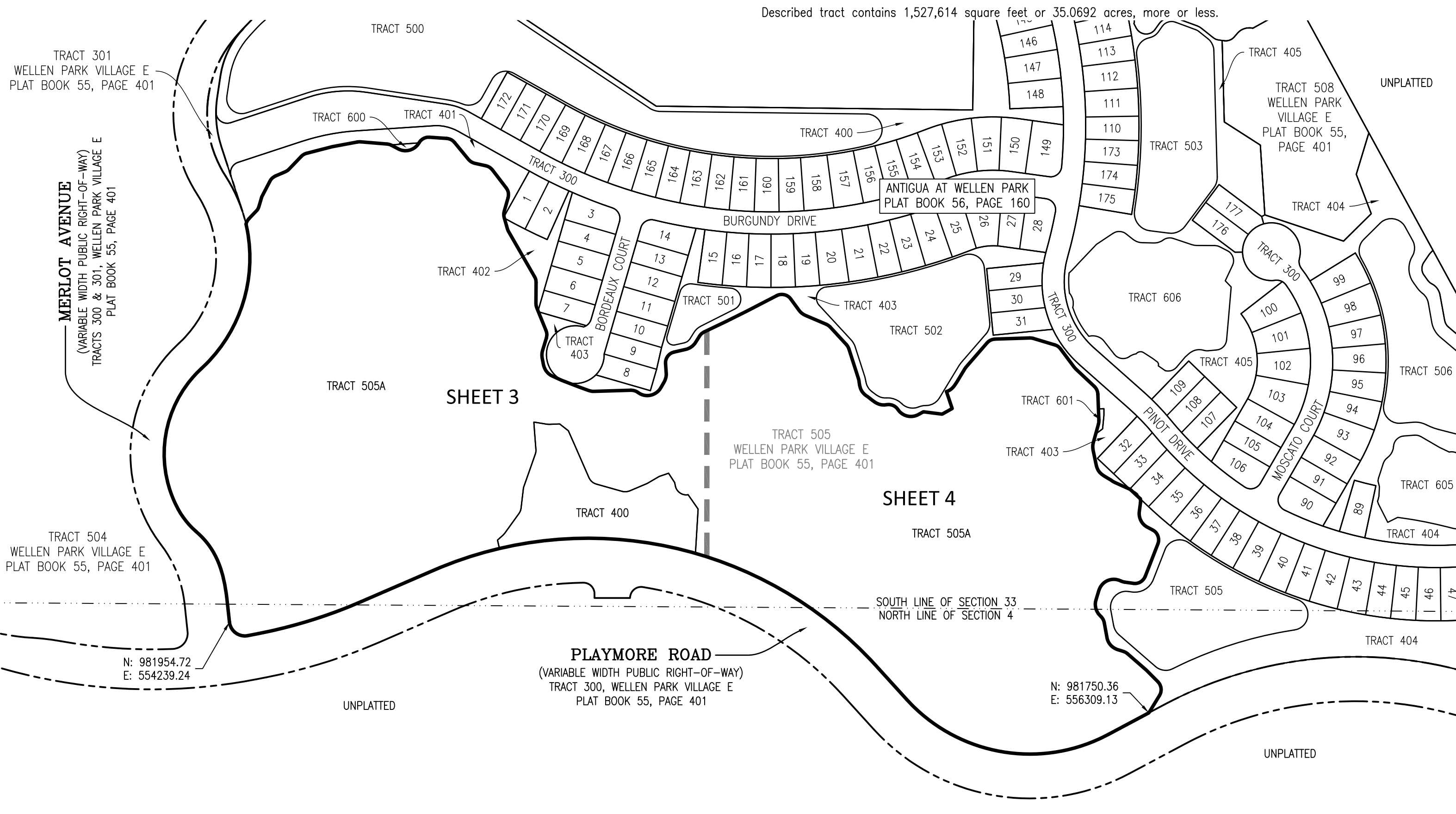
WELLEN PARK VILLAGE E,
TRACT 505 REPLAT

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

LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
- = 5/8" CAPPED IRON ROD SET (LB#7866)
- = FOUND CAPPED IRON ROD (AS NOTED)
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LB# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (R) = LINE RADIAL TO CURVE IN DIRECTION OF
- D = CENTRAL ANGLE
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- WVSD = WEST VILLAGES STEWARDSHIP DISTRICT

TRACT DESIGNATION TABLE		
TRACT	DESCRIPTION	AREA
400	OPEN SPACE AREA; COMMUNITY GARDEN (MANASOTA BEACH RANCHLANDS, LLLP TO OWN AND MAINTAIN)	66,394 SF
505A	STORMWATER MANAGEMENT AREA (WEST VILLAGES IMPROVEMENT DISTRICT TO OWN AND MAINTAIN)	1,461,220 SF



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.

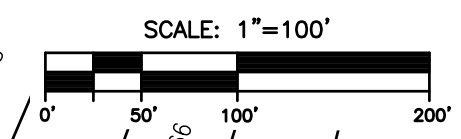
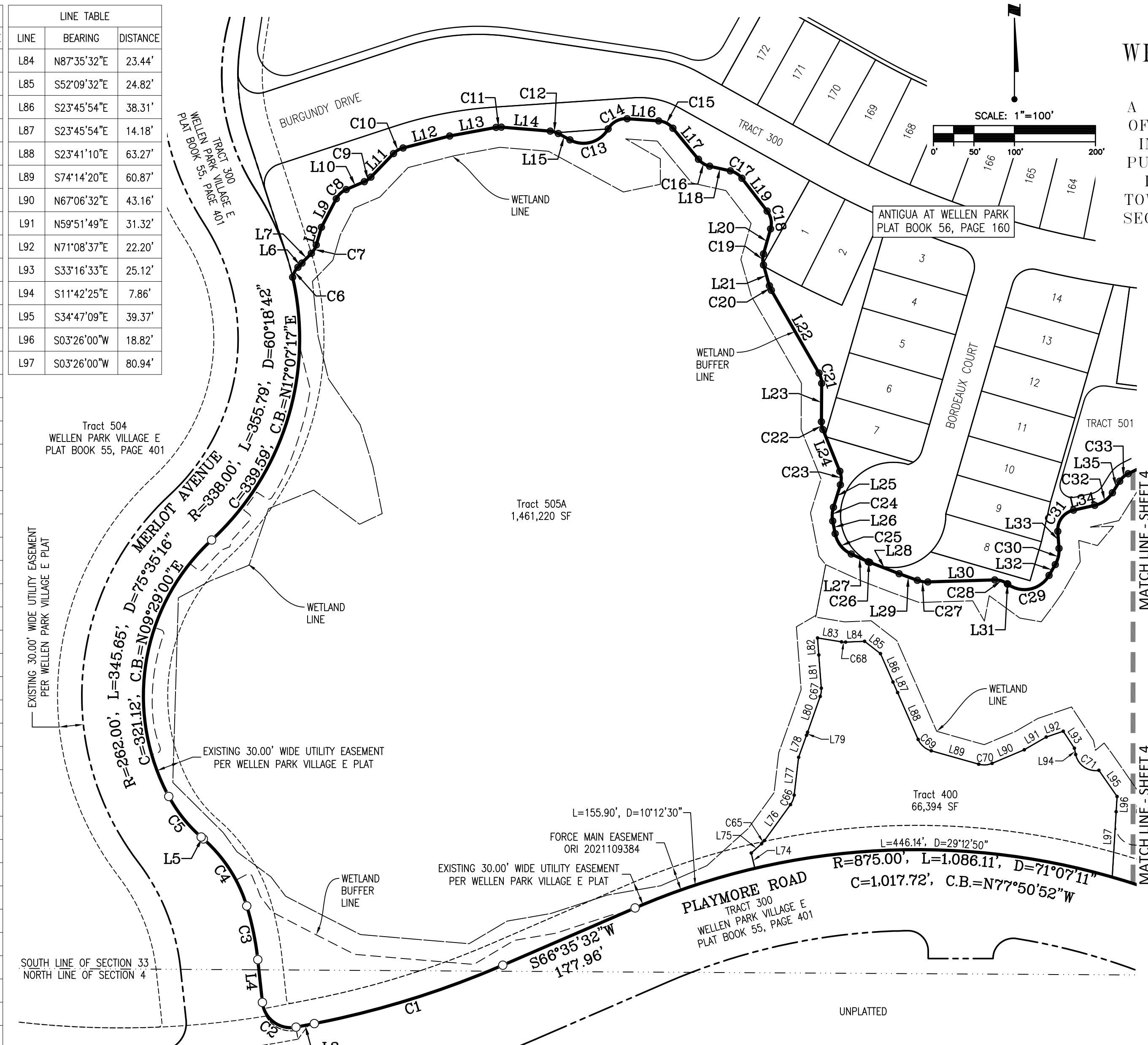
SCALE: 1"=200'

Stantec
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LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L3	S78°58'08"W	22.99'	L84	N87°35'32"E	23.44'
L4	N06°10'37"W	53.08'	L85	S52°09'32"E	24.82'
L5	N48°49'17"W	3.58'	L86	S23°45'54"E	38.31'
L6	N44°02'24"E	7.24'	L87	S23°45'54"E	14.18'
L7	N44°02'24"E	16.68'	L88	S23°41'10"E	63.27'
L8	N16°25'52"E	22.90'	L89	S74°14'20"E	60.87'
L9	N27°27'27"E	39.61'	L90	N67°06'32"E	43.16'
L10	N66°37'11"E	24.38'	L91	N59°51'49"E	31.32'
L11	N43°50'02"E	40.31'	L92	N71°08'37"E	22.20'
L12	N75°33'21"E	59.41'	L93	S33°16'33"E	25.12'
L13	N79°31'16"E	58.21'	L94	S11°42'25"E	7.86'
L14	S85°21'13"E	60.53'	L95	S34°47'09"E	39.37'
L15	S61°26'15"E	16.35'	L96	S03°26'00"W	18.82'
L16	S86°02'33"E	38.96'	L97	S03°26'00"W	80.94'
L17	S39°27'51"E	49.72'			
L18	S77°17'32"E	26.17'			
L19	S37°32'19"E	51.08'			
L20	S15°49'30"W	32.08'			
L21	S15°52'21"E	26.69'			
L22	S29°55'26"E	117.93'			
L23	S00°24'47"W	47.48'			
L24	S22°03'18"E	55.61'			
L25	S17°08'13"W	29.06'			
L26	S10°59'33"E	15.84'			
L27	S65°29'23"E	22.97'			
L28	S68°55'34"E	38.88'			
L29	S70°09'00"E	23.88'			
L30	N88°15'00"E	82.61'			
L31	S53°49'16"E	0.72'			
L32	N29°56'51"E	15.43'			
L33	N04°06'23"W	21.12'			
L34	N77°09'36"E	26.88'			
L35	N32°08'19"E	16.93'			
L74	N13°11'58"W	19.42'			
L75	N48°01'34"E	17.24'			
L76	N35°51'58"E	54.74'			
L77	N06°43'52"E	46.98'			
L78	N19°37'01"E	28.92'			
L79	N19°37'01"E	3.94'			
L80	N19°24'06"E	46.92'			
L81	N04°16'59"W	41.17'			
L82	N04°16'59"W	21.04'			
L83	S80°45'22"E	29.99'			



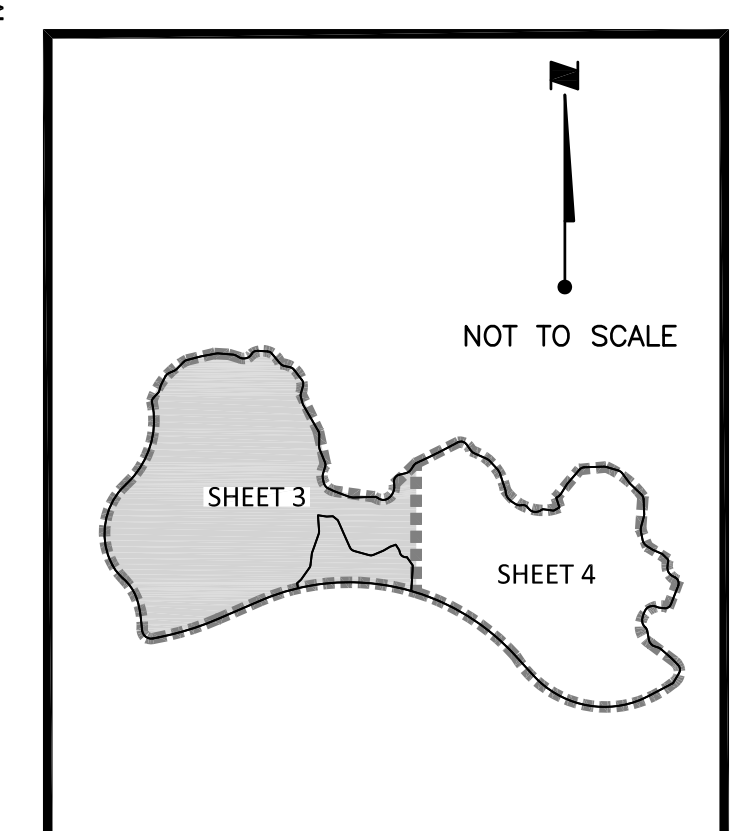
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1130.00'	12°22'35"	244.09'	243.62'	S72°46'50"W
C2	35.00'	94°51'16"	57.94'	51.55'	N53°36'15"W
C3	358.00'	10°51'09"	67.81'	67.71'	N11°36'11"W
C4	180.00'	31°47'32"	99.88'	98.60'	N32°55'31"W
C5	180.00'	20°30'39"	64.44'	64.09'	N38°33'58"W
C6	25.00'	32°11'52"	14.05'	13.86'	N27°56'28"E
C7	25.00'	27°36'31"	12.05'	11.93'	N30°14'08"E
C8	25.00'	39°09'44"	17.09'	16.76'	N47°02'19"E
C9	25.00'	22°47'09"	9.94'	9.88'	N55°13'36"E
C10	25.00'	31°43'19"	13.84'	13.67'	N59°41'41"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C11	25.00'	15°07'31"	6.60'	6.58'	N87°05'01"E
C12	25.00'	23°54'59"	10.44'	10.36'	S73°23'44"E
C13	35.00'	89°00'11"	54.37'	49.06'	N74°03'40"E
C14	25.00'	64°23'52"	28.10'	26.64'	N61°45'31"E
C15	25.00'	46°34'42"	20.32'	19.77'	S62°45'12"E
C16	25.00'	37°49'41"	16.51'	16.21'	S58°22'41"E
C17	25.00'	39°45'13"	17.35'	17.00'	S57°24'56"E
C18	25.00'	53°21'49"	23.28'	22.45'	S10°51'25"E
C19	25.00'	31°41'51"	13.83'	13.65'	S00°01'26"E
C20	25.00'	14°03'05"	6.13'	6.12'	S22°53'53"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	25.00'	30°20'13"	13.24'	13.08'	S14°45'19"E
C22	25.00'	22°28'05"	9.80'	9.74'	S10°49'16"E
C23	25.00'	39°11'32"	17.10'	16.77'	S02°27'32"E
C24	35.00'	28°07'46"	17.18'	17.01'	S03°04'20"W
C25	35.00'	54°29'50"	33.29'	32.05'	S38°14'28"E
C26	35.00'	3°26'11"	2.10'	2.10'	S67°12'28"E
C27	35.00'	21°36'00"	13.19'	13.12'	S80°57'00"E
C28	25.00'	37°55'44"	16.55'	16.25'	S72°47'08"E
C29	35.00'	96°13'53"	58.78'	52.11'	N78°03'48"E
C30	35.00'	34°03'14"	20.80'	20.50'	N12°55'14"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C31	25.00'	81°15'59"	35.46'	32.56'	N36°31'36"E
C32	35.00'	45°01'17"	27.50'	26.80'	N54°38'57"E
C33	25.00'	32°17'04"	14.09'	13.90'	N48°16'51"E
C65	25.00'	12°09'36"	5.31'	5.30'	N41°56'46"E
C66	25.00'	29°08'06"	12.71'	12.58'	N21°17'55"E
C67	25.00'	23°41'04"	10.33'	10.26'	N07°33'33"E
C68	25.00'	11°39'07"	5.08'	5.08'	S86°34'55"E
C69	25.00'	50°33'10"	22.06'	21.35'	S48°57'45"E
C70	25.00'	38°39'09"	16.87'	16.55'	N86°26'06"E
C71	25.00'	87°49'27"	38.32'	34.68'	S55°37'08"E



WELLEN PARK VILLAGE E, TRACT 505 REPLAT

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

LINE	BEARING	DISTANCE
L1	S61°56'48"W	103.45'
L2	N42°17'17"W	103.79'
L36	N64°25'23"E	55.96'
L37	N63°28'42"E	50.53'
L38	N62°35'47"E	76.11'
L39	S36°04'43"E	31.27'
L40	S66°53'58"E	51.16'

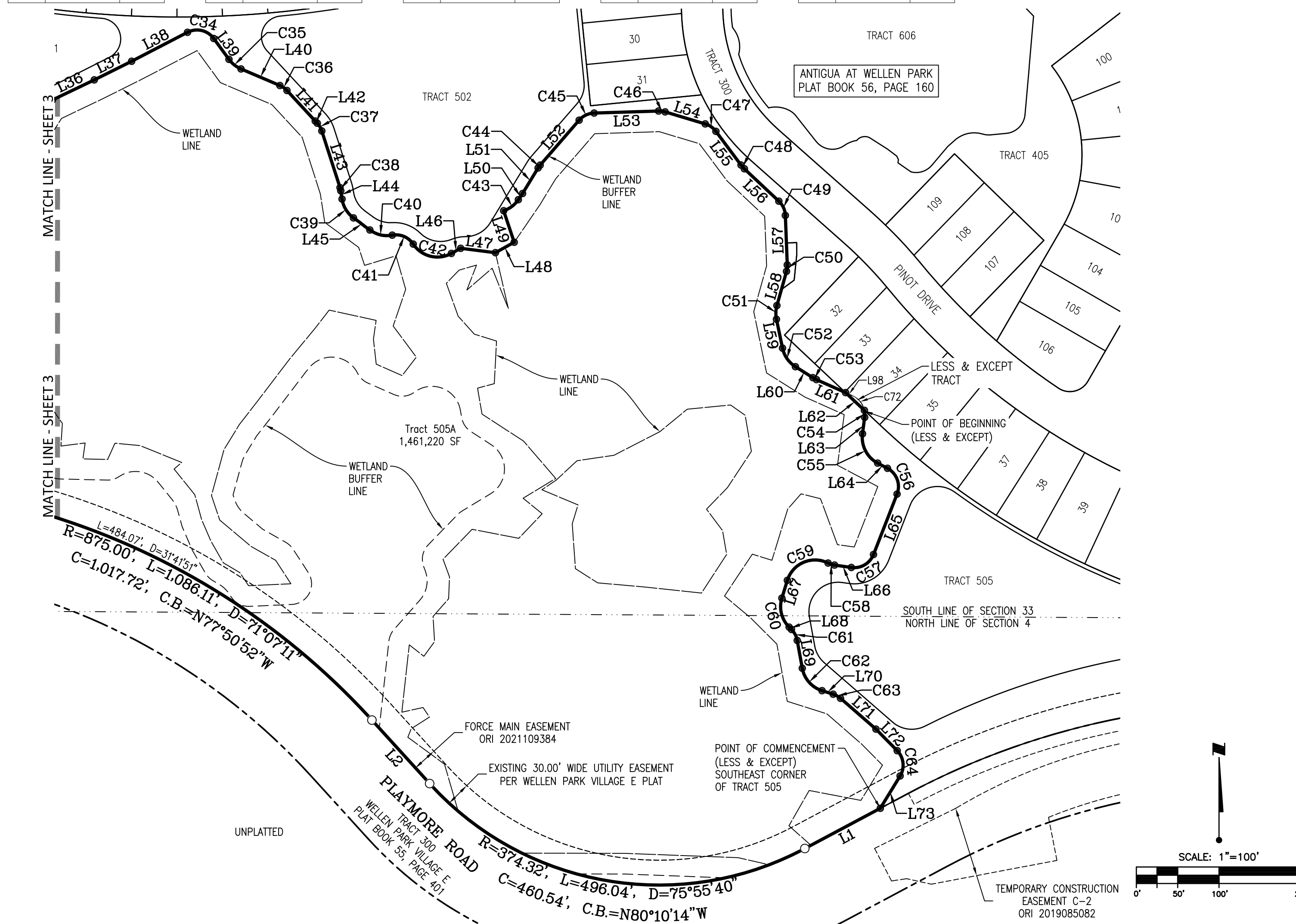
LINE	BEARING	DISTANCE
L41	S42°48'35"E	50.36'
L42	S42°48'35"E	3.65'
L43	S17°48'26"E	72.03'
L44	S08°48'41"E	10.13'
L45	S53°35'27"E	24.65'
L46	N60°59'16"E	12.76'
L47	S82°52'57"E	42.40'

LINE	BEARING	DISTANCE
L48	N60°59'16"E	25.99'
L49	N18°30'43"W	40.18'
L50	N34°26'14"E	8.81'
L51	N31°16'53"E	36.47'
L52	N40°55'11"E	71.99'
L53	N88°11'46"E	77.96'
L54	S73°20'02"E	50.69'

LINE	BEARING	DISTANCE
L55	S36°41'33"E	50.81'
L56	S46°46'13"E	57.19'
L57	S02°13'57"E	59.99'
L58	S15°41'10"W	42.95'
L59	S11°50'10"E	35.68'
L60	S57°49'11"E	24.93'
L61	S65°52'15"E	38.61'

LINE	BEARING	DISTANCE
L62	S46°42'10"E	31.30'
L63	S07°30'30"W	20.06'
L64	S62°07'05"E	13.43'
L65	S21°17'23"W	78.52'
L66	N81°53'51"W	20.55'
L67	S17°07'58"W	22.48'
L68	S45°06'14"E	4.03'

LINE	BEARING	DISTANCE
L69	S10°16'49"E	34.25'
L70	S72°25'38"E	14.16'
L71	S48°59'31"E	56.80'
L72	S44°34'59"E	36.64'
L73	S31°27'57"W	45.90'
L98	S65°52'15"E	9.36'



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

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C34	25.00'	81°19'30"	35.48'	32.58'	S76°44'28"E
C35	35.00'	30°49'15"	18.83'	18.60'	S51°29'20"E
C36	25.00'	24°05'23"	10.51'	10.43'	S54°51'17"E
C37	25.00'	25°00'10"	10.91'	10.82'	S30°18'31"E
C38	25.00'	8°59'45"	3.93'	3.92'	S13°18'33"E
C39	35.00'	44°46'46"	27.35'	26.66'	S31°12'04"E
C40	35.00'	46°47'47"	28.59'	27.80'	S76°59'21"E
C41	25.00'	66°55'56"	29.20'	27.57'	S66°55'17"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C42	35.00'	85°33'26"	52.26'	47.54'	S76°14'02"E
C43	35.00'	37°03'03"	22.63'	22.24'	N52°57'45"E
C44	25.00'	9°39'01"	4.21'	4.21'	N36°05'40"E
C45	25.00'	47°16'35"	20.63'	20.05'	N64°33'28"E
C46	25.00'	18°28'12"	8.06'	8.02'	S82°34'08"E
C47	25.00'	36°38'29"	15.99'	15.72'	S55°00'48"E
C48	35.00'	10°04'40"	6.16'	6.15'	S41°43'53"E
C49	25.00'	44°32'16"	19.43'	18.95'	S24°30'05"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C50	25.00'	17°55'08"	7.82'	7.79'	S06°43'37"W
C51	35.00'	27°31'20"	16.81'	16.65'	S01°55'30"W
C52	35.00'	45°59'01"	28.09'	27.34'	S34°49'41"E
C53	35.00'	8°03'04"	4.92'	4.91'	S61°50'43"E
C54	25.00'	19°27'43"	8.49'	8.45'	S02°13'22"E
C55	35.00'	69°37'34"	42.53'	39.96'	S27°18'18"E
C56	25.00'	83°24'28"	36.39'	33.26'	S20°24'51"E
C57	25.00'	76°48'46"	33.52'	31.06'	S59°41'46"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C58	25.00'	18°44'53"	8.18'	8.14'	N72°31'24"W
C59	35.00'	99°43'05"	60.91'	53.51'	S66°59'30"W
C60	35.00'	62°14'12"	38.02'	36.18'	S13°59'08"E
C61	25.00'	34°49'25"	15.19'	14.96'	S27°41'32"E
C62	35.00'	62°08'49"	37.96'	36.13'	S41°21'14"E
C63	25.00'	23°26'07"	10.23'	10.15'	S60°42'35"E
C64	25.00'	76°02'56"	33.18'	30.80'	S06°33'31"E
C72	25.00'	53°55'02"	23.53'	22.67'	S38°54'44"E

