

**Central Parc at North Port Phase 2
Final Plat (Petition No. PLF-24-145)**



STAFF REPORT

From: Sherry Willette-Grondin, Planner III

Thru: Gabriel Quintas, AICP, CFM, Assistant Development Services Director, Acting Planning & Zoning Division Manager

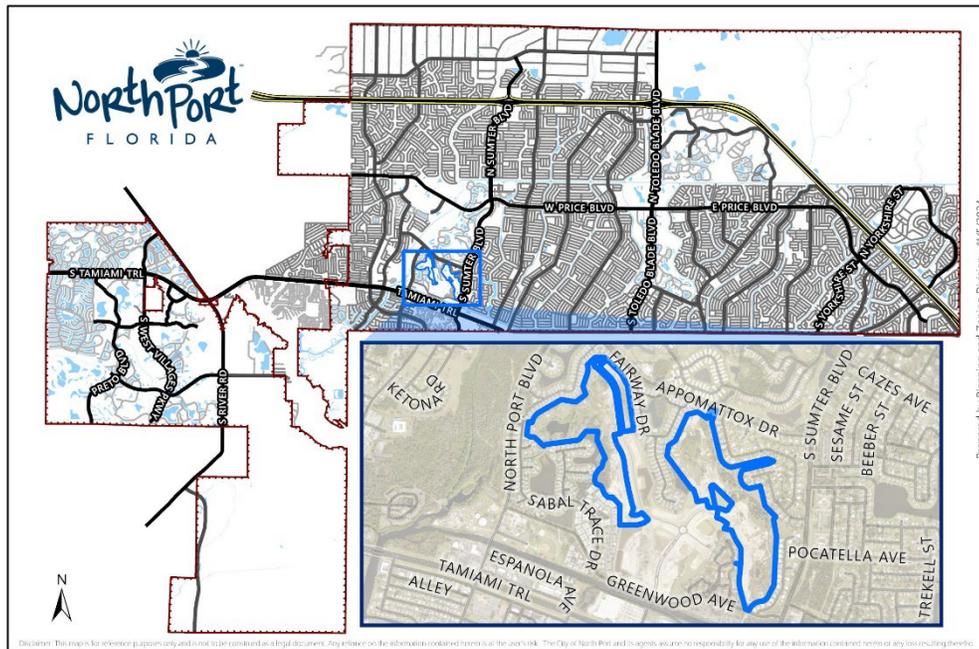
Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

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

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

Date: December 5, 2024



PROJECT:	PLF-24-145 Central Parc at North Port Phase 2, Final Plat (Quasi-Judicial)
REQUEST:	Approval of Central Parc at North Port Phase 2, Final Plat
APPLICANT:	Kim B. Fields, Auth. Member of Manager of Sabal Trace Development Partners, LLC (Exhibit A, Affidavit)
OWNERS:	Sabal Trace Development Partners, LLC (Exhibit B, Certificate of Sale and Ownership)
LOCATION:	North of Greenwood Avenue and west of South Sumter Boulevard, (Section 29, Township 39 South, Range 21 East)
PARCEL ID#:	0999-00-1010
PROPERTY SIZE:	± 69.24 acres

I. BACKGROUND

On July 8, 2024, the Planning and Zoning Division of the City of North Port received an application for the Central Parc Phase 2 final plat. The application was submitted before the adoption of the Unified Land Development Code (ULDC) on October 28, 2024, and has therefore been evaluated under the 2010 ULDC provisions. The Central Parc Phase 2 final plat includes 208 residential lots, which consist of 96 single-family homes and 112 villas, spread across approximately 69.24 acres of land. Additionally, the plat features road rights-of-way, stormwater management areas, lake management tracts, and common open space areas.

The Central Parc Phase 2 final plat site is located within Activity Center 9 (AC-9), north of Tamiami Trail (US-41) and west of South Sumter Boulevard (Figure 1).

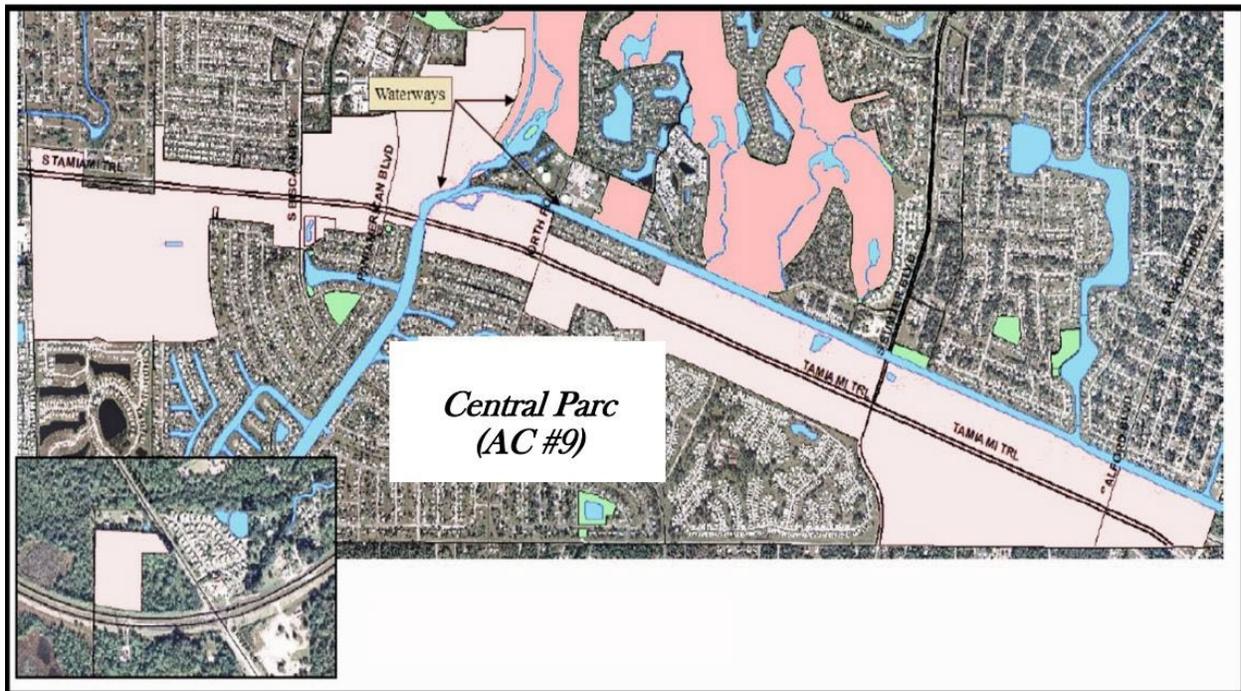


Figure 1 - Activity Center 9

The Central Parc development is a comprehensive mixed-use project encompassing approximately 207 acres, which has been classified as a brownfield area designated for rehabilitation and development per Florida Statutes 376.80. The North Port City Commission formalized this classification through Resolution No. 2020-R-38 on November 10, 2020. An active remediation action plan (RAP) has been instituted for the site, and the rehabilitation efforts have been successfully completed in the areas identified for development. The Florida Department of Environmental Protection (FDEP) is

monitoring the remediation process and will continue overseeing the project until all rehabilitation activities are concluded.

Central Parc is approved for 500 low-density dwelling units and 100 medium-density units, as detailed in the approved Development Master Plan (DMP-18-071).

The proposed dwelling units for Phase 2 of Central Parc fall within the allocated low-density residential units approved for the development. Should Phase 2 receive approval, 188 low-density residential lots will remain for the future Central Parc Phases 3 and 4 plats.

In October 2022, City staff determined that the Subdivision Plans (SCP-20-047) and Master Infrastructure Plans (INF-20-048) for Central Parc met the ULDC's minimum development standards.

The City of North Port received surety bonds for Central Parc Master Infrastructure (INF-20-048) totaling \$7,327,213.70. The bond allocations related to the development of the infrastructure project are shown in the table below.

Bond purpose	Amount
Arsenic remediation, stormwater improvements, including drainage	\$3,886,917.10
Sanitary sewer and water distribution	\$2,882,840.40
Offsite improvements for the replacement of three (3) outfall pipes on Greenwood Avenue	\$ 557,456.20

SITE INFORMATION:

CURRENT LAND USE
Adopted Future Land Use Map Designation: Activity Center 9 (AC-9)
Adopted Zoning Map Designation: Activity Center 9 (AC-9)
Existing Land Uses: Vacant Property

SURROUNDING LAND USES:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Residential	Medium Density Residential	R-2 Residential Medium
South	Commercial Mixed-Use Development	Activity Center 1 (AC-1)	Activity Center 1 (AC-1)
East	Residential	Medium Density Residential	R-1 Residential Low
West	Residential	High Density Residential/Medium Density Residential	R-3 Residential Multi-Family/R-2 Residential Medium

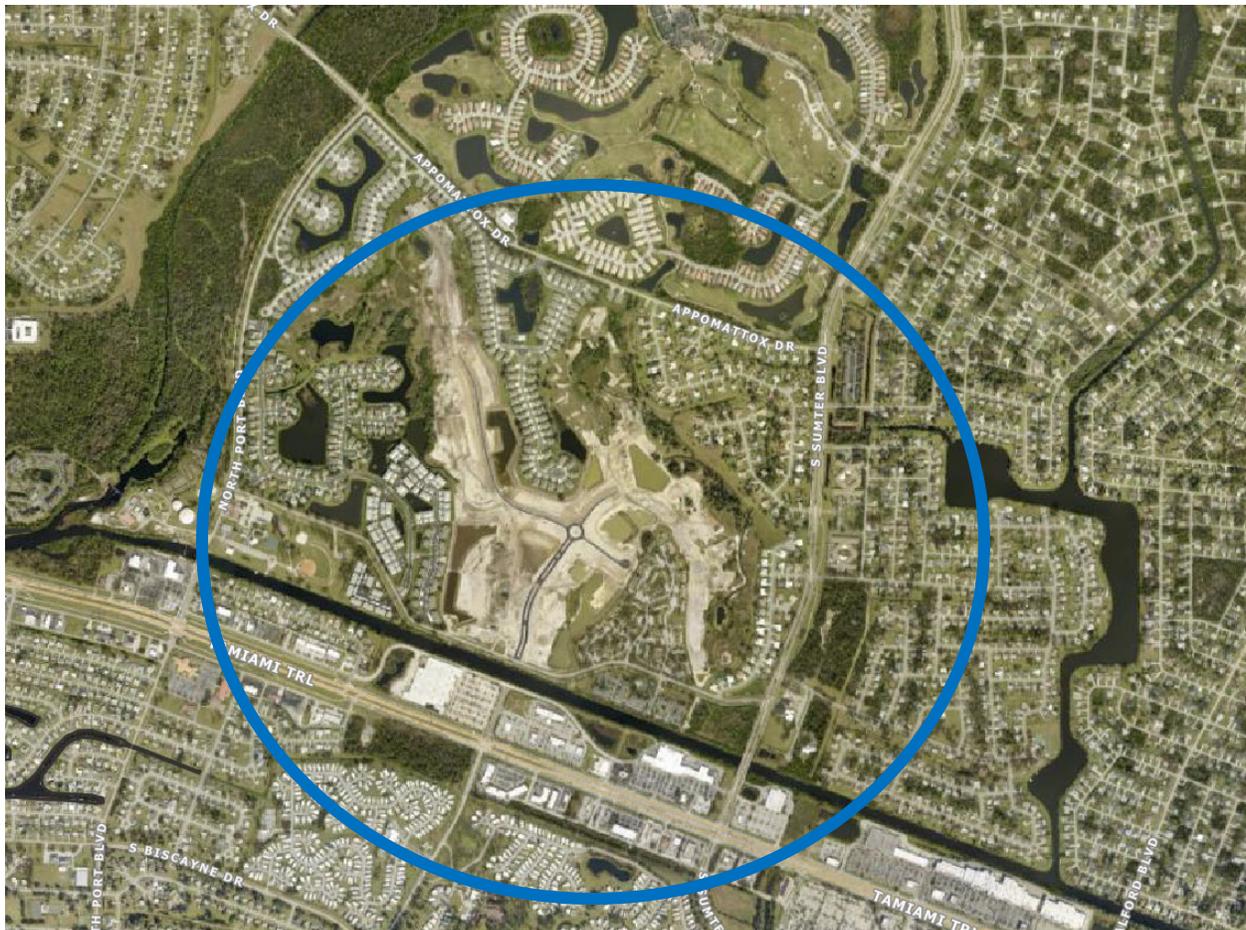


Figure 2 - General site and surrounding area

II. STAFF ANALYSIS AND FINDINGS

2024 Florida Statutes

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.041 Boundary survey and title opinion or property information report required and Section 177.081 Dedication, and approval.

(1) Every plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by:

- a. Boundary survey of the platted lands
- b. Property information report showing that the record title to the land as described and shown on the plat is in the name of the person, persons, corporation or entity executing the dedication.

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

(3) Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record.

Findings: The contracted city surveyor has thoroughly reviewed the final plat and approved it through written documentation, confirming its compliance with Florida Statutes Chapter 177, Part I (see Exhibit D). Included with the final plat submission is a boundary survey of the platted lands (refer to Exhibit E), which accurately outlines the boundaries and acreage designated for platting, and a property information report that verifies the record title for the land depicted in the plat is held by the appropriate individual(s), corporation, or entity responsible for the dedication (see Exhibit F). The boundary survey and property information report fulfill the legal requirements specified in Section 177.041.

In addition to the contracted surveyor's approval, the plat's dedication identifies the record owner, meeting the legal criteria established in Section 177.081.

Conclusion: PLF-24-145, Central Parc Phase 2 Final Plat meets the State's requirements for City review and approval of plats.

Compliance with the Unified Land Development Code

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

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

Findings: The staff reviewed the final plat to ensure it conforms to the approved Subdivision Plans (SCP-20-047) and Master Infrastructure Plans (INF-20-048) for Central Parc. The configurations and dimensions of the lots align with the Central Parc Dimensional and Performance Standards detailed in the adopted Central Park Pattern Plan. All easements are accurately represented on the plat, clearly defining their purpose.

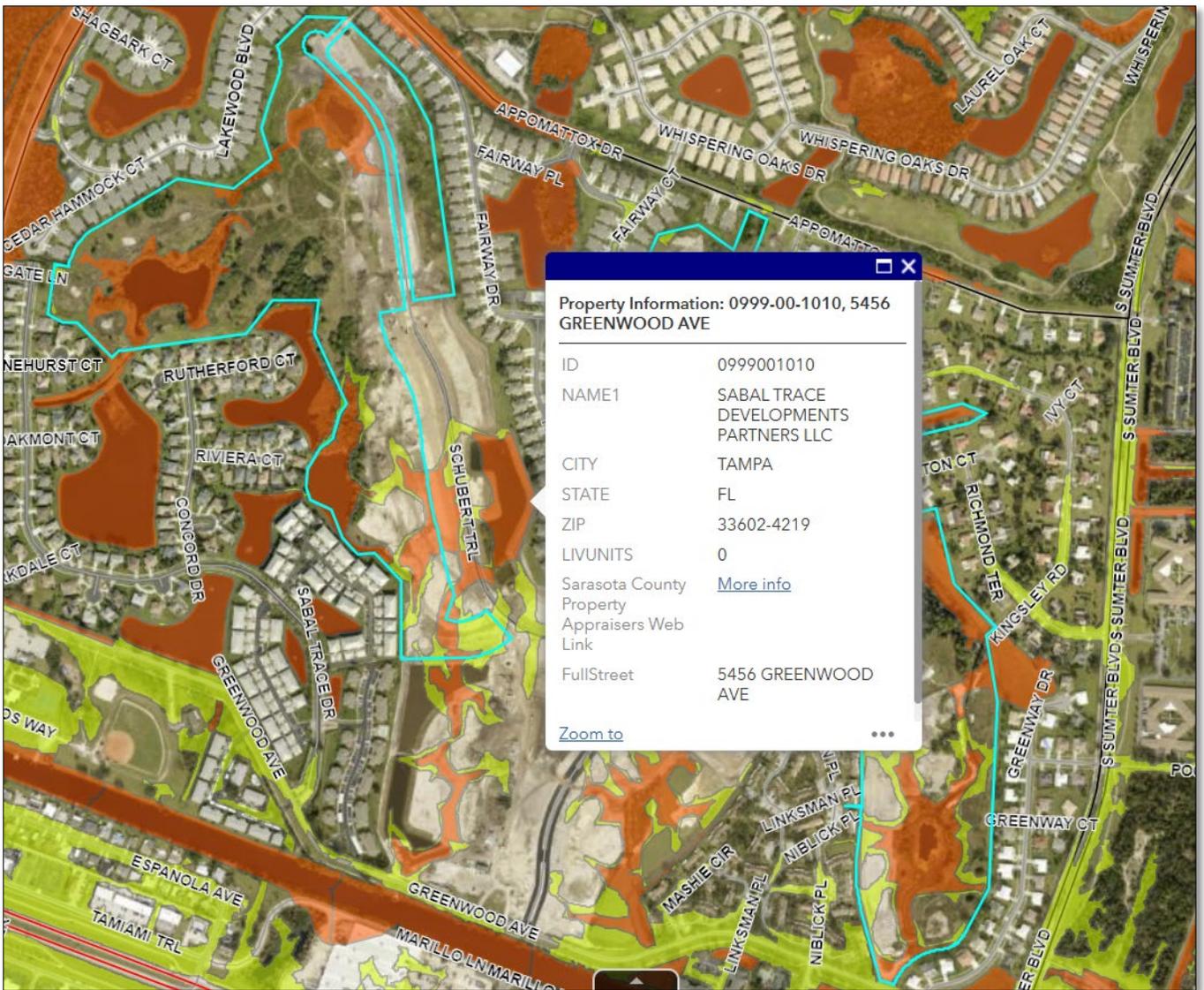
Conclusion: PLF-24-145, Central Parc Phase 2 Final Plat conforms with the ULDC Chapter 37 – Subdivision Regulations.

Environmental

A formal environmental survey was completed on the site with the approved infrastructure plan, and the site was cleared. All permits will be issued in accordance with State and Federal standards.

Flood Zone

The plat is within Flood Zone X (areas with a 0.2% annual chance of flood), as shown in the yellow shaded areas, according to the FEMA Flood Map, Community Panel Number 12115C0386G, effective March 27, 2024. Portions of the property lie within Flood Zone AE Special Flood Hazard Area (SFHA) with a 1% annual chance of flooding (100-year flood), as shown in the red-shaded areas below.



III. RECOMMENDED MOTION

PLANNING & ZONING ADVISORY BOARD –

Staff recommends **approval** of Petition No. PLF-24-145, Central Parc at North Port Phase 2, Final Plat as stated:

MOTION TO APPROVE: I move to recommend approval of the Central Parc at North Port Phase 2, Final Plat, Petition No. PLF-24-145, and that the City Commission find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.041 and Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan.

CITY COMMISSION –

The City Commission **approves** Petition No. PLF-24-145, Central Parc at North Port Phase 2, Final Plat as stated:

MOTION TO APPROVE: I move to approve the Central Parc at North Port Phase 2, Final Plat, Petition No. PLF-24-145, and find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.041 and Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan.

IV. ALTERNATIVE MOTION

Petition PLF-24-145 could be DENIED. New findings would need to be written to support that recommendation if that were the case. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD –

MOTION TO DENY: I move to recommend denial of the Central Parc at North Port Phase 2, Final Plat, Petition No. PLF-24-145, and that the City Commission find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.041 and Section 177.081 because [include explanation of how the plat fails to meet each specific regulation];
2. Is NOT consistent with the Unified Land Development Code because [include explanation of how the plat fails to meet each specific regulation];
3. Is NOT consistent with the North Port Comprehensive Plan because [include explanation of how the plat fails to meet each specific regulation].

CITY COMMISSION –

MOTION TO DENY: I move to deny the Central Parc at North Port Phase 2, Final Plat, Petition No. PLF-24-145, and find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.041 and Section 177.081 because [include explanation of how the plat fails to meet each specific regulation];
2. Is NOT consistent with the Unified Land Development Code because [include explanation of how the plat fails to meet each specific regulation];
3. Is NOT consistent with the North Port Comprehensive Plan because [include explanation of how the plat fails to meet each specific regulation].

V. PUBLIC HEARINGS

Planning & Zoning Advisory Board Public Hearing	December 5, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing	January 14, 2025 10:00 AM or as soon thereafter

VI. EXHIBITS

A. Affidavit
B. Certificate of Sale and Ownership
C. Map Gallery
D. Contracted Surveyor’s Approval
E. Boundary Survey
F. Property Information Report

AFFIDAVIT

Exhibit A - Affidavit

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

Sworn and subscribed before me this 12th day of February, 2024

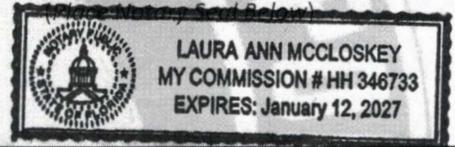
[Signature]
Signature of Applicant or Authorized Agent

Kim B. Fields, Auth. Member of Manager of Sabal Trace Development Partners, LLC
Print Name and Title

STATE OF Florida COUNTY OF Palm Beach

The foregoing instrument was acknowledged by me this 12th day of February, 2024, by Kim B. Fields who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

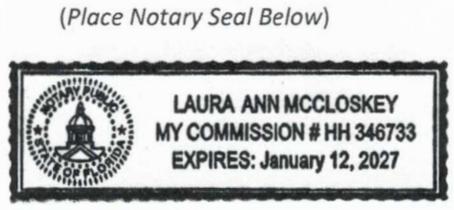
I, Kim B. Fields, Auth. Member of Manager of Sabal Trace Development Partners, LLC, property owner, hereby authorize Peter T. Van Buskirk, P.E. to act as Agent on our behalf to apply for this application on the property described as (legal description) See legal description from Boundary Survey

[Signature] Owner Date 2/12/2024

STATE OF Florida COUNTY OF Palm Beach

The foregoing instrument was acknowledged by me this 12th day of February, 2024, by Kim B. Fields who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017131148 7 PG(S)**

10/24/2017 12:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 2166018

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR
SARASOTA COUNTY, FLORIDA

IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA

Doc Stamp-Deed: \$10,500.00

CASE NUMBER: 2017 CA 000454 NC

WELLS FARGO BANK, N.A. as successor-by-merger to Wachovia Bank, N.A., a national banking association,

PLAINTIFF

- VS -

CHARLOTTE GOLF PARTNERS LIMITED PARTNERSHIP, a Florida limited partnership; d/b/a SABAL TRACE GOLF & COUNTRY CLUB, d/b/a SABAL TRACE GOLF CLUB, d/b/a SABAL TRACE; CHARLOTTE GOLF PARTNERS, INC., a dissolved Florida corporation, JILL CUBBA and STEPHEN CUBBA, as successor co-trustees of THE PETER J. CUBBA REVOCABLE LIVING TRUST, U/A/D 3/5/99; WAYNE T. WALLRICH, individually; ROBERTA K. WALLRICH, as trustee of THE JILL K. WALLRICH BENEFIT TRUST; ROBERTA K. WALLRICH, as trustee of the JOHN P. WALLRICH BENEFIT TRUST; SYLVANIA LIGHTING SERVICES CORP., a Delaware corporation; KENNETH CZUBAY; THE CITY OF NORTH PORT, FLORIDA, and UNKNOWN OWNER(S) AND TENANT(S) IN POSSESSION,

DEFENDANT

Sale Price	\$ 1,500,000.00
Documentary Stamps Paid	\$ 10,500.00
Documentary Stamps Due & Outstanding	\$ 0.00

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on September 22, 2017 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.

The following property located in Sarasota County, Florida:

Exhibit "A"
Legal description

Parcel I:

A portion of Sections 28, 29, 32 and 33, Township 39 South, Range 21 East, Sarasota County, Florida being more particularly described as follows:

Commencing at the Northwest corner of North Port Charlotte Country Club Unit One, per plat thereof recorded in Plat Book 19 at Pages 32 and 32-A through 32-C in the Public Records of Sarasota County, Florida; thence S.21°12'00"W. a distance of 80.00 feet to the Northwesterly corner of Lot 60, Block One in the aforesaid North Port Charlotte Country Club Unit One; thence continue S.21°12'00"W. along the Westerly boundary line of said North Port Charlotte Country Club Unit One a distance of 233.67 feet to the Point of Beginning; thence S.13°38'52"E., along said Westerly boundary line, a distance of 674.01 feet to the point of curvature of a 275.00 foot radius curve to the left, with the center point of said curve bearing N.76°21'08"E.; thence Southeasterly along the arc of said curve, and said Westerly boundary line, through a central angle of 65°22'48", a distance of 313.80 feet to a point on the arc of said curve; thence leaving the arc of said curve, N.76°21'08"E. along said Westerly boundary line, a distance of 707.14 feet; thence S.67°08'07"E. along said Westerly boundary line, a distance of 128.83 feet; thence S.62°59'35"W., along said Westerly boundary line, a distance of 101.03 feet; thence S.76°21'08"W. along said Westerly boundary line a distance of 511.42 feet to a point on the arc of a non tangent 225.00 foot radius curve to the left, with the center point bearing S.52°35'23"E.; thence Southwesterly, Southerly and Southeasterly along the arc of said curve and said Westerly boundary line, through a central angle of 113°47'29", a distance of 446.86 feet to a point on the arc of said curve; thence leaving the arc of said curve, N.76°21'08"E., along said Westerly boundary line, a distance of 213.08 feet; thence S.13°38'52"E., along said Westerly boundary line a distance of 330.63 feet to a point on the South line of aforesaid Section 28, Township 39 South, Range 21 East bearing S.89°31'55"E., a distance of 802.10 feet from the Southwest corner of said Section 28 which is common to the Southeast corner of Section 29, the Northeast corner of Section 32 and the Northwest corner of Section 33 all in said Township 39 South, Range 21 East; thence continue S.13°38'52"E. along said Westerly boundary of North Port Charlotte County Club Unit One a distance of 58.18 feet; thence S.44°30'00"E., along said Westerly boundary a distance of 300.40 feet to the Southeasterly corner of Lot 18, Block One, aforesaid North Port Charlotte Country Club Unit One which is the most Northerly corner of North Port Charlotte County Club Unit Three, per plat thereof recorded in Plat Book 33, Pages 50 and 50A, Public Records of Sarasota County, Florida; thence along the Westerly boundary of said North Port Charlotte County Club Unit Three the following 4 courses, S.45°30'00"W. a distance of 60.00 feet; thence S. 09°08'12"E. a distance of 331.05 feet; thence S.02°52'43"W. a distance of 931.00 feet; thence S.27°52'00"W. a distance of 252.17 feet to the point of curvature of a 156.17 foot radius curve to the right, with the center point of said curve bearing N.62°08'00"W.; thence Southwesterly along the arc of said curve through a central angle of 57°12'10" a distance of 155.92 feet to a point of reverse curvature with a 275.00 foot radius curve to the left, with the center point of said curve bearing S.04°55'50"E.; thence Southwesterly along the arc of said curve and said Westerly boundary through a central angle of 64°25'44" a distance of 309.24 feet to the Southwest corner of aforesaid North Port Charlotte County Club Unit Three which is on

the Northerly right-of-way line of Greenwood Avenue (100 feet wide) as platted in North Port Charlotte County Club Unit Two, per plat thereof recorded in Plat Book 26, Pages 37 and 37A through 37C, Public Records of Sarasota County, Florida; thence N.69°21'34"W. along said Northerly right-of-way line a distance of 68.97 feet to the Southeast corner of Block 3 in said North Port Charlotte County Club Unit Two; thence along the boundary of said Block 3 the following 12 courses N.15°29'25"W. a distance of 361.35 feet to the point of curvature of a 685.00 foot radius curve to the right with the center point bearing N.74°30'35"E.; thence Northerly along the arc of said curve through a central angle of 21°28'36" a distance of 256.76 feet to a point of tangency; thence N.05°59'11"E., a distance of 117.89 feet to the point of curvature of a 3,000.00 foot radius curve to the left with the center point bearing S.84°00'49"E.; thence Northerly along the arc of said curve through a central angle 05°55'49" a distance of 310.51 feet to a point of tangency; thence N.00°03'22"E. a distance of 132.71 feet to a point on the arc of a 1,260.00 foot radius non tangent curve with the center point bearing N.53°46'43"E.; thence Northwesterly along the arc of said curve through a central angle of 17°18'44" a distance of 380.72 feet; thence leaving the arc of said curve N.79°14'40"W. a distance of 148.65 feet; thence S.25°37'28"W. a distance of 76.15 feet to a point on the East line of Section 32, Township 39 South, Range 21 East bearing S.00°31'18"E. a distance of 576.55 feet from the Northeast corner of said Section 32 as referenced on the aforesaid recorded plat; thence continue S.25°37'28"W. a distance of 352.40 feet to the point of curvature of a 1,800.00 foot radius curve to the right, with a center point bearing N.64°22'32"W.; thence Southwesterly along the arc of said curve through a central angle of 21°25'11" a distance of 672.92 feet to a point of tangency; thence S.47°02'39"W. a distance of 314.34 feet; thence S.19°12'49" E. a distance of 229.37 feet to the Southwest corner of aforesaid Block 3 on the Northerly right-of-way line of Greenwood Avenue as shown on said recorded plat of North Port Charlotte County Club Unit Two; thence along the Northerly right-of-way line of Greenwood Avenue as described in Official Records Book 1697, Pages 929 and 930, Public Records of Sarasota County, Florida the following 3 courses S.70°47'11"W. a distance of 69.44 feet to the point of curvature of a 350.00 foot radius curve to the right with the center point bearing N.19°12'49"W.; thence Westerly along the arc of said curve through a central angle of 39°53'10" a distance of 243.65 feet to a point of tangency; thence N.69°19'39"W. a distance of 1041.94 feet; thence leaving the right-of-way of Greenwood Avenue N.22°14'25"W. a distance of 232.52 feet; thence N.05°09'40"E. a distance of 133.96 feet; thence N.09°47'12"E. a distance of 637.41 feet; thence N.00°27'44"W. a distance of 252.77 feet; thence N.00°07'11"W. a distance of 230.00 feet; thence N.42°58'51"W. a distance of 196.78 feet; thence S.89°14'59"W. a distance of 85.60 feet; thence N.42°12'50"W., a distance of 109.58 feet; thence N.23°18'07"W., a distance of 150.51 feet; thence N.65°05'38"W. a distance of 109.88 feet; thence N.20°00'36"W. a distance of 69.50 feet; thence N.05°33'24"E. a distance of 92.98 feet; thence N.31°38'55"E. a distance of 122.29 feet; thence N.51°57'16"E., a distance of 77.05 feet; thence N.14°47'40"E. a distance of 125.91 feet; thence N.38°14'00"E. a distance of 60.72 feet; thence N.24°07'41"W. a distance of 386.77 feet; thence N.05°55'09"E. a distance of 164.43 feet; thence N.88°58'08"W. a distance of 227.04 feet; thence S.39°01'51"W. a distance of 217.73 feet; thence S.82°22'06"W. a distance of 608.57 feet; thence S.89°17'43"W. a distance of 28.34 feet; thence S.44°21'26"W. a distance of 50.00 feet; thence N.45°48'39"W. a distance of 249.21 feet; thence S.89°59'18"W. a distance of 69.98 feet; thence N.62°19'34"W. a distance of 87.07 feet to a point on the arc of a 3,136.58 foot radius curve with the center point bearing S.84°15'00"E.; thence Northerly along the arc of said curve through a central angle of 04°29'49" a distance of 246.18 feet; thence S.79°45'11"E. radial to the last curve a distance of 76.60 feet to

a point on the arc of a 290.00 foot radius curve with the center point bearing S.79°45'11"E.; thence Northeasterly along the arc of said curve through a central angle of 49°34'49" a distance of 250.95 feet thence N.59°49'38"E. a distance of 476.48 feet; thence S.81°06'29"E. a distance of 281.17 feet; thence N.52°22'52"E. a distance of 236.57 feet; thence N.18°50'44"W. a distance of 162.44 feet; thence N.18°59'48"E. a distance of 266.03 feet to the point of curvature of a 230.00 foot radius curve to the left, with the center point bearing N.71°00'12"W.; thence Northwesterly along the arc of said curve through a central angle of 40°18'09" a distance of 161.78 feet; thence leaving said curve N.45°26'23"E. a distance of 203.80 feet; thence N.89°59'57"E. a distance of 190.00 feet; thence S.45°34'34"E. a distance of 423.96 feet; thence S.27°44'18"E. a distance of 270.11 feet; thence S.07°51'12"E. a distance of 878.24 feet to the point of curvature of a 290.00 foot radius curve to the left, with the center point bearing N.82°09'11"E.; thence Southeasterly along the arc of said curve through a central angle of 59°09'44" a distance of 299.45 feet; thence leaving said curve S.00°00'00"E. a distance of 150.00 feet; thence S.08°00'44"E. a distance of 265.03 feet; thence S.82°19'14"E. a distance of 73.49 feet; thence S.20°34'37"E. a distance of 373.99 feet; thence S.25°20'41"W. a distance of 276.53 feet; thence S.25°53'48"E. a distance of 179.85 feet; thence S.72°42'22"E. a distance of 432.37 feet; thence N.73°47'42"E. a distance of 159.34 feet; thence N.19°41'55"E. a distance of 430.17 feet; thence N.36°26'12"W. a distance of 776.03 feet; thence N.10°04'09"E. a distance of 206.48 feet; thence N.56°34'31"E. a distance of 149.54 feet; thence N.24°42'09"E. a distance of 550.36 feet; thence N.75°57'50"E. a distance of 206.16 feet; thence S.54°34'16"E. a distance of 317.41 feet to the Point of Beginning.

Parcel II:

A portion of Tract "A" in North Port Charlotte Country Club, Unit Three (Sumter Green) per plat thereof recorded in Plat Book 33, Pages 50 and 50-A, Public Records of Sarasota County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Tract "A", thence S.20°40'21"W. along the Easterly line of Tract "A" a distance of 90.00 feet to the Point of Beginning; thence continue along said Easterly line S.20°40'21"W. a distance of 25.31 feet to the point of curvature of a 25.00 foot radius curve to the right with the center point of said curve bearing N.69°19'39"W.; thence Westerly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet to a point of tangency; thence N.69°19'39"W. along the Southerly line of said Tract "A" a distance of 25.00 feet; thence N.20°40'21"E. a distance of 20.77 feet; thence N.39°30'00"E. a distance of 31.21 feet; thence S.69°19'39"E. a distance of 39.93 feet to the Point of Beginning.

Parcel III:

A portion of Section 33, Township 39 South, Range 21 East, Sarasota County, Florida being more particularly described as follows:

Commence at the intersection of the centerline of Sumter Boulevard as shown on the plat of the Thirty-Fifth Addition to Port Charlotte Subdivision as recorded in Plat Book 15, Page 19, 19-A through 19-D of the Public Records of Sarasota County, Florida, with the existing Northeasterly right-of-way line of U.S. Highway No. 41 (State Road 45); thence N.69°19'39"W., along said Northeasterly right-of-way line, a distance of 70.00 feet to the Point of Beginning, thence

continue N.69°19'39"W. along said Northeasterly right-of-way line a distance of 80.00 feet; thence N.60°28'28"E. a distance of 156.20 feet to the Westerly right-of-way line of aforesaid Sumter Boulevard (100' wide) thence S.20°39'59"W. (S20°40'21"W plat) along said Westerly right-of-way line a distance of 100.00 feet to the point of curvature of a 20.00 foot radius curve to the right, with the center point of said curve bearing N.69°20'01"W.; thence Westerly along the arc of said curve through a central angle of 90°00'22" a distance of 31.42 feet to the Point of Beginning.

Parcel IV:

A portion of Section 29, Township 39 South, Range 21 East, Sarasota County, Florida being more particularly described as follows:

Commencing at the Northwest corner of North Port Charlotte Country Club Unit One, per plat thereof recorded in Plat Book 19, at Pages 32 and 32-A through 32-C in the Public Records of Sarasota County, Florida; thence S. 21°12'00"W. a distance of 80.00 feet to the Northwesterly corner of Lot 60, Block One in the aforesaid North Port Charlotte Country Club Unit One, said Northwesterly corner also being on the Southerly Right-of-Way line of Appomattox Boulevard as platted in the Fifty-Second Addition to Port Charlotte Subdivision, as recorded in Plat Book 21 at Pages 13, 13-A through 13-NN in the Public Records of Sarasota County, Florida and the Point of Beginning, thence continue S.21°12'00"W. a distance of 233.67 feet to the Northerly boundary of Sabal Trace Country Club; thence N.54°34'16"W., a distance of 103.17 feet; thence leaving said Northerly Boundary N.21°12'00"E., a distance of 208.31 feet to the aforesaid Southerly Right-of-Way line of Appomattox Boulevard; thence along said Southerly Right-of-Way line, S.68°48'00"E. a distance of 100.00 feet to the Point of Beginning.

Parcel V:

Drainage Outfall Easement #1:

A 30.00 foot wide drainage outfall easement to the Cocoplum Waterway with said easement being more particularly described as follows:

Commencing at the Southeast corner of Block 3, on the Northerly right-of-way line of Greenwood Avenue as shown on the record plat of North Port Charlotte Country Club, Unit Two as recorded in Plat Book 26, Pages 37, 37-A through 37-C, Public Records of Sarasota County, Florida; thence S.69°21'34"E. along the Northerly right-of-way line of Greenwood Avenue a distance of 22.00 feet to the Point of Beginning; thence continue S.69°21'34"E. along said right-of-way line a distance of 30.01 feet; thence S.22°01'26"W. a distance of 461.58 feet to the Northerly right-of-way of the Cocoplum Waterway as described in Official Records Book 1941, Page 1-5, Public Records of Sarasota County; thence N.69°19'39"W. along said Northerly line a distance of 30.01 feet; thence N.22°01'26"E. a distance of 461.56 feet to the Point of Beginning, less right-of-way for Greenwood Avenue.

Drainage Outfall Easement #2:

A 30.00 foot wide drainage outfall easement to the Cocoplum Waterway with said easement being more particularly described as follows:

Commencing at the Southwest corner of Block 3 on the Northerly right-of-way line of Greenwood Avenue as shown on the record plat of North Port Charlotte Country Club, Unit Two, per plat as recorded in Plat Book 26, Pages 37, 37-A through 37-C, Public Records of Sarasota County, Florida; thence along the Northerly right-of-way line of Greenwood Avenue N.70°47'11"E. a distance of 10.05 feet; thence S.20°09'22"W. a distance of 222.42 feet to a point on the Northerly right-of-way line of the Cocoplum Waterway as described in Official Records Book 1941, Page 1-5, Public Records of said Sarasota County; thence N.69°19'39"W. along said Northerly line a distance of 30.00 feet, thence N.20°09'22"E. a distance of 197.54 feet to the Northerly right-of-way line of said Greenwood Avenue; thence N.70°47'11"E. along said Northerly line a distance of 28.75 feet to the Point of Beginning, less right-of-way for Greenwood Avenue.

Drainage Outfall Easement #3:

A 50.00 foot wide drainage outfall easement for a golf course lake (drainage easement #3 on the Sabal Trace Country Club) running from a Southerly boundary of the Sabal Trace Country Club Westerly to North Port Boulevard, with said outfall easement being more particularly described as follows:

Commencing at the Southwest corner of Block 3 on the Northerly right-of-way line of Greenwood Avenue as shown on the record plat of North Port Charlotte Country Club, Unit Two, per plat thereof recorded in Plat Book 26, Pages 37, 37-A through 37-C, Public Records of Sarasota County, Florida; thence along the Northerly right-of-way line of Greenwood Avenue as described in Official Records Book 1697, Pages 929 and 930, Public Records of Sarasota County, Florida the following 3 courses S.70°47'11"W. a distance of 69.44 feet to the point of curvature of a 350.00 foot radius curve to the right with the center point bearing N.19°12'49"W.; thence Westerly along the arc of said curve through a central angle of 39°53'10" a distance of 243.65 feet to a point of tangency; thence N.69°19'39"W. a distance of 1041.94 feet; thence leaving the right-of-way of Greenwood Avenue along the boundary of said Sabal Trace Country Club N.22°14'25"W. a distance of 232.52 feet; thence N.05°09'40"E. a distance of 133.96 feet; thence N.09°47'12"E. a distance of 637.41 feet thence N.00°27'44"W. a distance of 252.77 feet; thence N.00°07'11"W. a distance of 230.00 feet; thence N.42°58'51"W. a distance of 196.78 feet; thence S.85°14'59"W. a distance of 85.60 feet; thence N.42°12'50"W. a distance of 109.58 feet; thence N.23°18'07"W. a distance of 150.51 feet; thence N.65°05'35"W. a distance of 109.88 feet; thence N.20°00'36"W. a distance of 69.50 feet; thence N.09°33'24"E. a distance of 92.98 feet; thence N. 31°38'55"E, a distance of 122.29 feet; thence N.51°57'16"E. a distance of 77.05 feet; thence N.14°47'40"E. a distance of 125.91 feet; thence N.38°14'00"E. a distance of 60.72 feet; thence N.24°07'41"W. a distance of 386.77 feet thence N.05°55'09"E. a distance of 164.43 feet; thence N.88°58'08"W. a distance of 227.04 feet; thence S.39°01'51"W. a distance of 217.73 feet; thence S.82°22'06"W. a distance of 327.38 feet to the Point of Beginning of the outfall easement; thence S.44°21'26"W. a distance of 157.84 feet to a point on the arc of a 535.00 foot radius curve, with the center point of said curve bearing N49°27'24"W.; thence Southwesterly along the arc of said curve through a central angle of 46°02'14" a distance of 429.87 feet to a point of

tangency; thence S.86°34'50"W. a distance of 261.66 feet to a point on the Westerly right-of-way line of North Port Boulevard; thence N.02°34'35"W. along said right-of-way line a distance of 15.16 feet to the point of curvature of a 3,400.00 foot radius curve to the right, with the center point of said curve bearing N.87°25'25"E.; thence Northerly along the arc of said curve and said right-of-way line through a central angle of 00°35'14" a distance of 34.85 feet to the Southwesterly corner of a 20.00 foot wide effluent line easement to the golf course as described in Official Records Book 1856, Page 1801, Public Records of said Sarasota County; thence along the Southerly line of said effluent line easement the following 4 courses, N.86°34'50"E. a distance of 260.75 feet to the point of curvature of a 485.00 foot radius curve to the left with the center point of said curve bearing N.03°25'10"W.; thence Northeasterly along the arc of said curve through a central angle of 46°13'45" a distance of 391.32 feet; thence N.44°21'26"E. on a non tangent line a distance of 95.57 feet to the golf course boundary; thence N.82°22'06"E. a distance of 81.19 feet to the Point of Beginning of the outfall easement.

All collectively "the Land" together with:

(i) all buildings and improvements now or hereafter erected on the Land; (ii) all fixtures, machinery, equipment and other articles of real, personal or mixed property attached to, situated or installed in or upon, or used in the operation or maintenance of the Land or any buildings or improvements situated thereon, whether or not such real, personal or mixed property is or shall be affixed to the Land; (iii) all building materials, building machinery and building equipment delivered on site to the Land during the course of, or in connection with, any construction, repair or renovation of the buildings and improvements situated or to be situated thereon; (iv) all leases, licenses or occupancy agreements of all or any part of the Land and all extensions, renewals, and modifications thereof, and any options, rights of first refusal or guarantees relating thereto; all rents, income, revenues, security deposits, issues, profits, awards and payments of any kind payable under the leases or otherwise arising from the Land; (v) all contract rights, accounts receivable and general intangibles relating to the land or the use, occupancy, maintenance, construction, repair or operation thereof; all management agreements, franchise agreements, utility agreements and deposits; all maps, plans, surveys and specifications; all warranties and guaranties; all permits, licenses and approvals; and all insurance policies, and (vi) all estates, rights, tenements, hereditaments, privileges, easements, and appurtenances of any kind benefiting the Land; all means of access to and from the Land, whether public or private; and all water and mineral rights.

Was sold to:

Per Assignment of Bid: SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Whose address is: 101 S. 12th STREET, STE. 102, TAMPA, FL 33602

WITNESS MY HAND and the official seal on October 23, 2017



KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT

P Henshaw
BY: P Henshaw, Deputy Clerk

DATE: October 23, 2017

Aerial Location

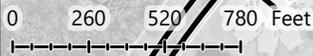
PLF-24-145, Central Parc at North Port Phase 2



Prepared on 11/5/2024
by Planning & Zoning
Development Services

- Petition Boundary
- Streets

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.





Current Zoning

PLF-24-145, Central Parc at North Port Phase 2

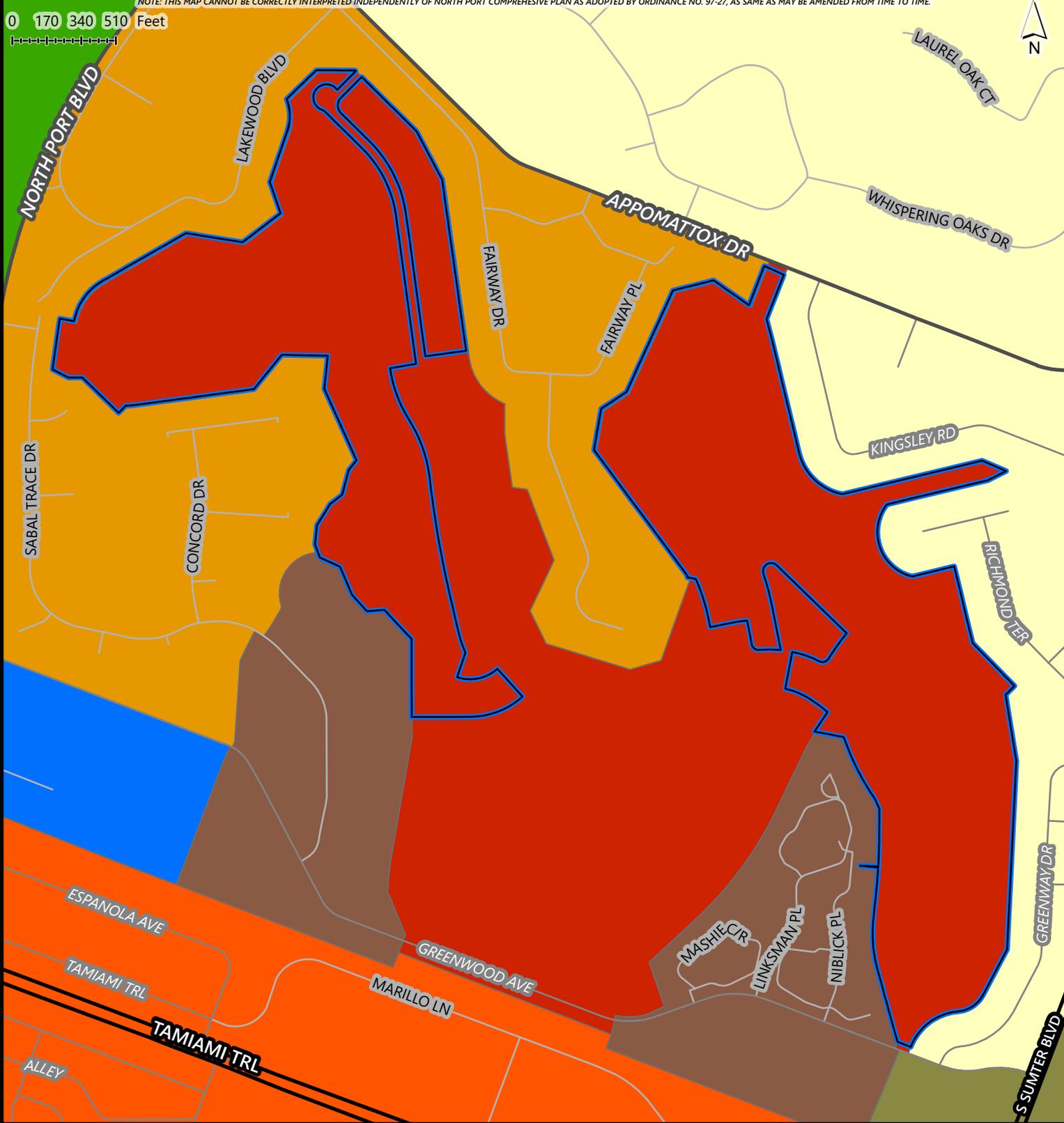
(AC-9) Activity Center 9

 Petition Boundary	 COR	 R-1
 AC-1	 EC	 R-2
 AC-9	 GU	 R-3

Prepared on 11/5/2024
by Planning & Zoning
Development Services

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NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.





Future Land Use

PLF-24-145, Central Parc at North Port Phase 2

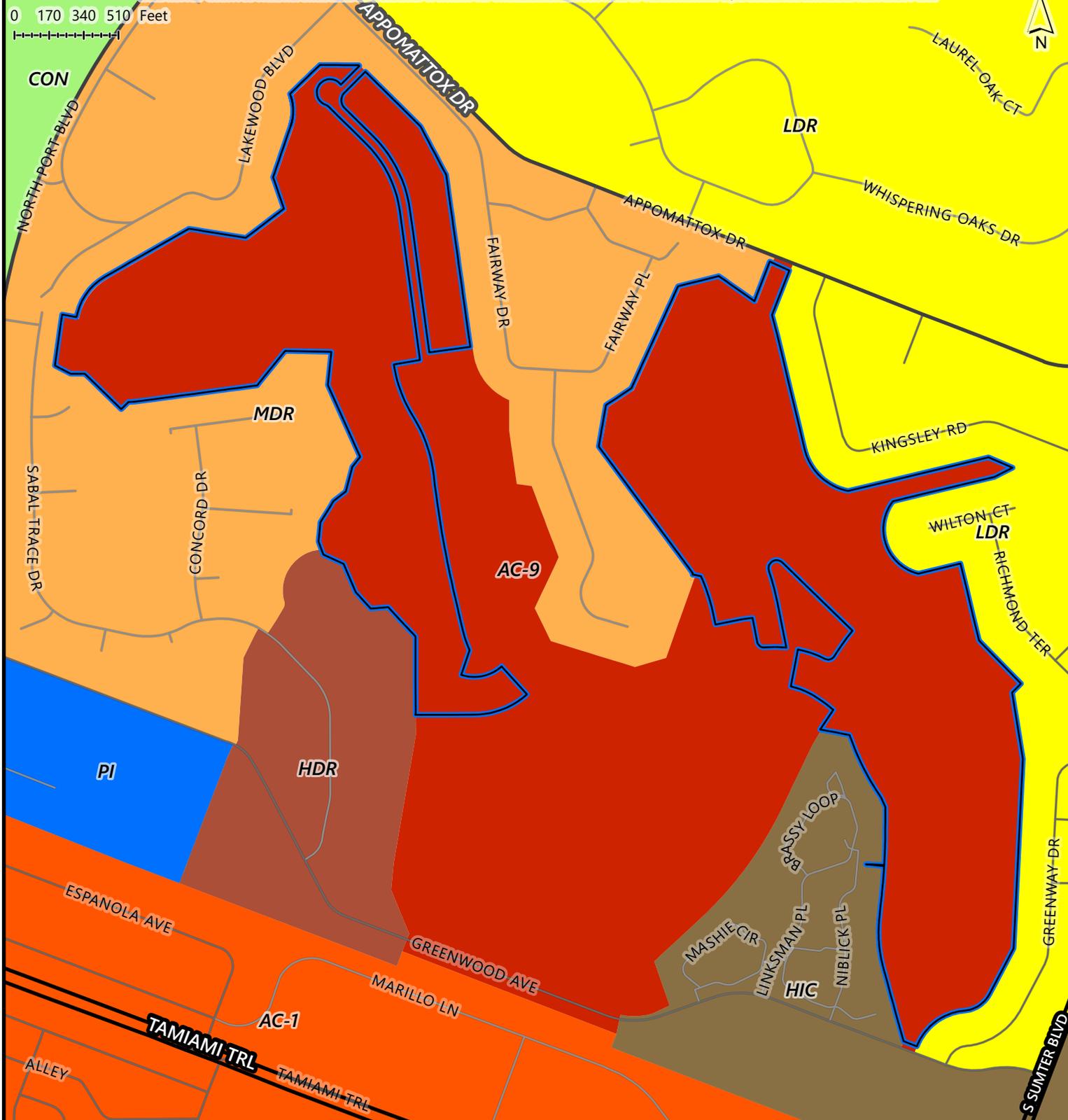
ACTIVITY CENTER

- Petition Boundary
- Activity Center 1
- Activity Center 9
- Conservation
- High-Intensity Corridor
- Public/Institutional
- Low Density Residential
- Medium Density Residential
- High Density Residential

Prepared on 11/5/2024
by Planning & Zoning
Development Services

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**CITY OF NORTH PORT
PLAT REVIEW COMMENTS**

Discipline: Surveying
Reviewed by: Steven M. Watts, PSM
Review Date: 11/15/2024
Phone: (954)266-6482
Email: swatts@cgasolutions.com

Plat Name: **PLF-24-145** **Central Parc Phase 2**
CGA Project Number: 23-7758

Comments Based on Plan Submittal Date: 11/12/2024

No comments
 Comments as follows or attached
 Approved with comments

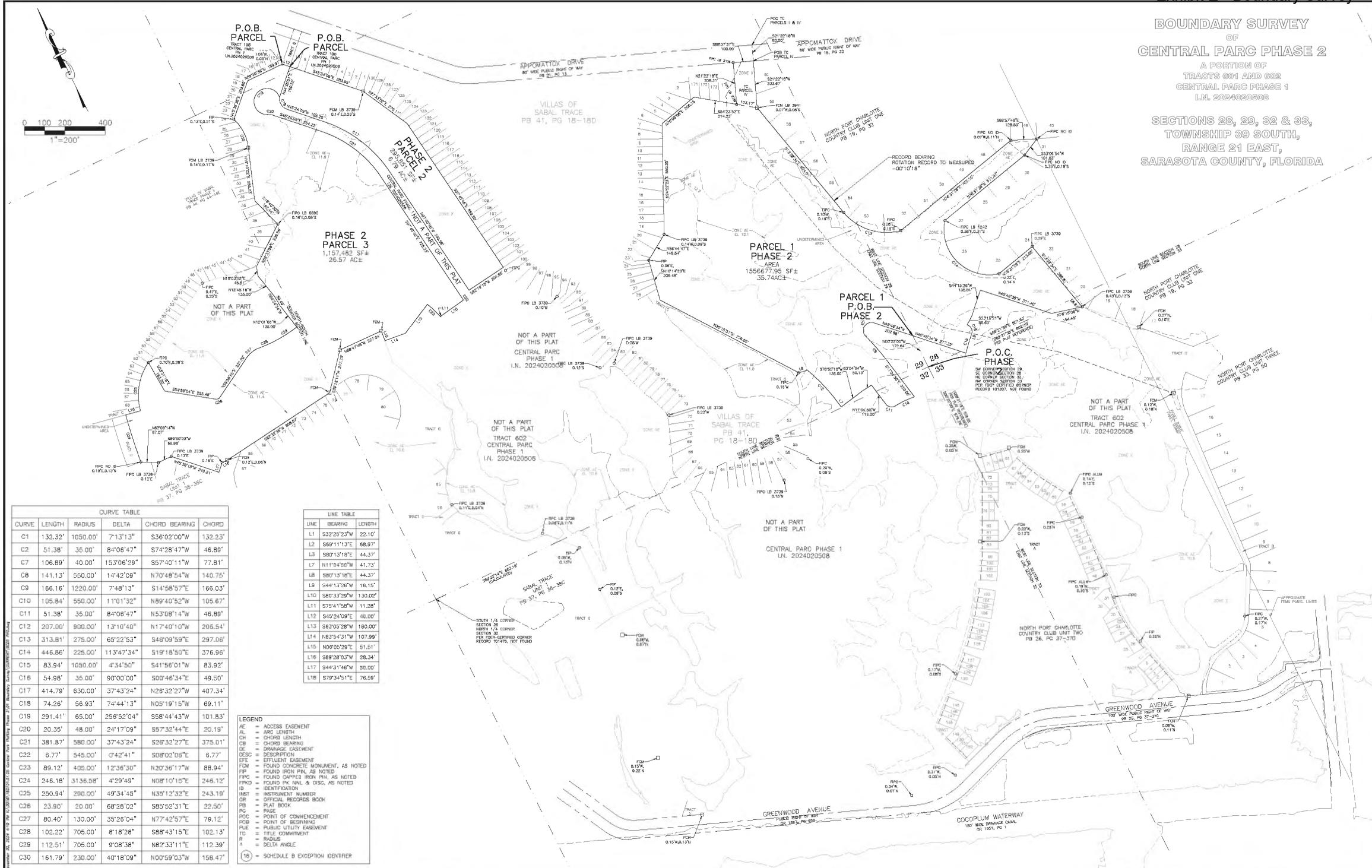
Plat Review Comments:

Approved

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

BOUNDARY SURVEY
OF
CENTRAL PARC PHASE 2
A PORTION OF
TRACTS 601 AND 602
CENTRAL PARC PHASE 1
I.L.N. 2024020508

SECTIONS 28, 29, 32 & 33,
TOWNSHIP 39 SOUTH,
RANGE 21 EAST,
SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	132.32'	1050.00'	7°13'13"	S36°02'00"W	132.23'
C2	51.38'	35.00'	84°06'47"	S74°28'47"W	46.89'
C7	106.89'	40.00'	153°06'29"	S57°40'11"W	77.81'
C8	141.13'	550.00'	14°42'09"	N70°49'54"W	140.75'
C9	186.16'	1220.00'	7°48'13"	S14°58'57"E	186.03'
C10	105.84'	550.00'	11°01'32"	N89°40'52"W	105.67'
C11	51.38'	35.00'	84°06'47"	N53°08'14"W	46.89'
C12	207.00'	900.00'	1°31'04"	N17°40'10"W	206.54'
C13	313.81'	275.00'	65°22'53"	S48°09'59"E	297.06'
C14	446.86'	225.00'	113°47'34"	S19°18'50"E	376.96'
C15	85.94'	1050.00'	4°34'50"	S41°58'01"W	85.92'
C16	54.98'	35.00'	90°00'00"	S00°46'34"E	49.50'
C17	414.78'	630.00'	37°43'24"	N26°32'27"W	407.34'
C18	74.26'	56.93'	74°44'13"	N05°19'15"W	69.11'
C19	291.41'	65.00'	256°52'04"	S58°44'43"W	101.83'
C20	20.35'	48.00'	24°17'09"	S57°32'44"E	20.19'
C21	381.87'	580.00'	37°43'24"	S26°32'27"E	375.01'
C22	6.77'	545.00'	0°42'41"	S08°02'08"E	6.77'
C23	89.12'	405.00'	12°36'30"	N20°36'11"W	88.94'
C24	246.18'	3136.58'	4°29'49"	N08°10'15"E	246.12'
C25	250.94'	290.00'	49°34'45"	N35°12'32"E	243.18'
C26	23.90'	20.00'	68°28'02"	S85°52'31"E	22.50'
C27	80.40'	130.00'	35°28'04"	N77°42'57"E	79.12'
C28	102.22'	705.00'	8°18'28"	S88°43'15"E	102.13'
C29	112.51'	705.00'	9°08'38"	N82°33'11"E	112.39'
C30	161.79'	230.00'	40°18'09"	N00°59'03"W	158.47'

LINE TABLE	
LINE	LENGTH
L1	532'28"23"
L2	569'11"13"
L3	580'13"19"
L7	111'04"50"
L8	582'13"19"
L9	544'13"26"
L10	580'33"29"
L11	579'41"58"
L12	545'24"09"
L13	563'05"28"
L14	183'54"31"
L15	106'05"28"
L16	589'28"03"
L17	544'31"46"
L18	579'34"51"

- LEGEND**
- AE = ACCESS EASEMENT
 - AL = ARC LENGTH
 - CH = CHORD LENGTH
 - CB = CHORD BEARING
 - DE = DRAINAGE EASEMENT
 - DESC = DESCRIPTION
 - EFE = EFFLUENT EASEMENT
 - FCM = FOUND CONCRETE MONUMENT, AS NOTED
 - FPI = FOUND IRON PIN, AS NOTED
 - FPC = FOUND CAPPED IRON PIN, AS NOTED
 - FPIK = FOUND IRON NAIL & DISC, AS NOTED
 - ID = IDENTIFICATION
 - INST = INSTRUMENT NUMBER
 - OR = OFFICIAL RECORDS BOOK
 - PL = PLAT BOOK
 - PG = PAGE
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - PUE = PUBLIC UTILITY EASEMENT
 - TC = TITLE COMMITMENT
 - R = RADIUS
 - Δ = DELTA ANGLE
 - (18) = SCHEDULE B EXCEPTION DESIGNATOR

1	REVISED PER COUNTY COMMENTS	CLJ	NAM	10/3/24	NAME	DATE
REV #	REVISION	DATE	CHECKED	DATE	CLJ	06/05/24
					TS	02/15/23



19503 S West Villages Parkway,
Suite A5
Venice, Florida 34293
Phone (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

DATE: 06/05/24
SCALE: 1"=200'
PROJECT: SABAL TRACE DEVELOPMENT PARTNERS, LLC
TITLE: MAP OF BOUNDARY SURVEY

PROJECT: CENTRAL PARC PHASE II
CROSS REFERENCE: FB XX PG XX
PROJECT NO.: 180101.00.00
SHEET NUMBER: 2 OF 2
FILE NO.: BS05 PH2

Property Information Report

First American Issuing Office: First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: 977222-63287
First American File Number: 110265502

Prepared For: Mahoney Law Group, P.A.
2240 Belleair Road, Suite 210
Clearwater, FL 33764

and

Sarasota County
1660 Ringling Blvd.
Sarasota, FL 34236

Legal Description:

PHASE 2 PARCEL 1

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SECTION 28, AND THE SOUTHEAST CORNER OF SECTION 29, AND THE NORTHEAST CORNER OF SECTION 32, AND THE NORTHWEST CORNER OF SECTION 33; THENCE N.00°22'00"W. ALONG THE WEST LINE OF SECTION 28 AND THE EAST LINE OF SECTION 29, FOR 172.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.45°46'34"W., FOR 202.88 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 106.89 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 153°06'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.57°40'11"W. FOR 77.81 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 166.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,220.00 FEET THROUGH A CENTRAL ANGLE OF 07°48'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.14°58'57"E. FOR 166.03 FEET;

THENCE S.11°04'50"E., FOR 220.06 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 105.84 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 11°01'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.89°40'52"W. FOR 105.67 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY 51.38 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 84°06'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.53°08'14"W. FOR 46.89 FEET;

THENCE N.11°04'50"W., FOR 119.00 FEET;

THENCE S.83°04'04"W., FOR 50.13 FEET;

THENCE S.78°55'10"W., FOR 135.00 FEET;

THENCE N.11°04'50"W., FOR 41.73 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 207.00 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 13°10'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.17°40'10"W. FOR 206.54 FEET;

THENCE N.80°13'18"W., FOR 44.37 FEET;

THENCE N.36°15'57"W., FOR 776.05 FEET;

THENCE N.10°14'23"E., FOR 206.48 FEET;

THENCE N.56°44'47"E., FOR 149.54 FEET;

THENCE N.24°52'23"E., FOR 550.35 FEET;

THENCE N.76°08'08"E., FOR 206.15 FEET;

THENCE S.54°23'52"E., FOR 214.23 FEET;

THENCE N.21°22'18"E., FOR 208.31 FEET;

THENCE S.68°37'37"E., FOR 100.00 FEET;

THENCE S.21°22'18"W., FOR 233.67 FEET;

THENCE S.13°28'34"E., FOR 674.01 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 313.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET THROUGH A CENTRAL ANGLE OF 65°22'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.46°09'59"E. FOR 297.06 FEET;

THENCE N.76°31'29"E., FOR 707.15 FEET;

THENCE S.66°57'48"E., FOR 128.83 FEET;

THENCE S.63°09'54"W., FOR 101.03 FEET;

THENCE S.76°31'28"W., FOR 511.41 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 446.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET THROUGH A CENTRAL ANGLE OF 113°47'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.19°18'50"E. FOR 376.96 FEET;

THENCE N.76°31'29"E., FOR 213.08 FEET;

THENCE S.13°28'34"E., FOR 388.81 FEET;

THENCE N.76°15'06"W., FOR 154.48 FEET;

THENCE N.45°46'38"W., FOR 371.40 FEET;

THENCE S.44°13'26"W., FOR 135.01 FEET;

THENCE S.53°15'21"W., FOR 50.63 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 54.98 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.00°46'34"E. FOR 49.50 FEET;

THENCE S.44°13'26"W., FOR 16.15 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 83.94 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 04°34'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.41°56'01"W. FOR 83.92 FEET;

THENCE N.45°46'34"W., FOR 277.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

TOGETHER WITH
PHASE 2 PARCEL 2

A PARCEL OF LAND LYING IN PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER TRACT 100, CENTRAL PARC PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2024020508 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,

THENCE S.45°24'09"E., FOR 383.95 FEET;

THENCE S.27°33'52"E., FOR 270.11 FEET;

THENCE S.07°40'45"E., FOR 859.50 FEET;

THENCE S.82°19'15"W., FOR 204.85 FEET;

THENCE N.07°40'45"W., FOR 703.59 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 414.79 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET THROUGH A CENTRAL ANGLE OF 37°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.26°32'27"W. FOR 407.34 FEET;

THENCE N.45°24'09"W., FOR 196.20 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 74.26 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 56.93 FEET THROUGH A CENTRAL ANGLE OF 74°44'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.05°19'15"W. FOR 69.11 FEET;

THENCE N.44°35'01"E., FOR 160.52 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

AND ALSO TOGETHER WITH
PHASE 2 PARCEL 3

A PARCEL OF LAND LYING IN PORTIONS OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER TRACT 100, CENTRAL PARC PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2024020508 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,

THENCE S.44°35'01"W., FOR 136.06 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 243.44 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 214°34'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.37°36'10"W. FOR 124.12 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 20.35 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 24°17'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.57°32'44"E. FOR 20.19 FEET;

THENCE S.45°24'09"E., FOR 254.22 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 381.87 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 37°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.26°32'27"E. FOR 375.01 FEET;

THENCE S.07°40'45"E., FOR 728.23 FEET TO A POINT OF CURVATURE;

THENCE SOUTHERLY 6.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 00°42'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.08°02'06"E. FOR 6.77 FEET;

THENCE S.80°33'29"W., FOR 130.02 FEET;

THENCE S.75°41'58"W., FOR 11.28 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 89.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET THROUGH A CENTRAL ANGLE OF 12°36'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.20°36'17"W. FOR 88.94 FEET;

THENCE S.63°05'28"W., FOR 180.00 FEET;

THENCE N.83°54'31"W., FOR 107.99 FEET;

THENCE N.06°05'29"E., FOR 51.51 FEET;

THENCE N.88°47'48"W., FOR 227.04 FEET;

THENCE S.39°12'11"W., FOR 217.73 FEET;

THENCE S.82°32'26"W., FOR 608.57 FEET;

THENCE S.89°28'03"W., FOR 28.34 FEET;

THENCE S.44°31'46"W., FOR 50.00 FEET;

THENCE N.45°38'19"W., FOR 249.21 FEET;

THENCE N.89°50'22"W., FOR 69.98 FEET;

THENCE N.62°09'14"W., FOR 87.07 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 246.18 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,136.58 FEET THROUGH A CENTRAL ANGLE OF 04°29'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.08°10'15"E. FOR 246.12 FEET;

THENCE S.79°34'51"E., FOR 76.59 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 250.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET THROUGH A CENTRAL ANGLE OF 49°34'45" AND BEING SUBTENDED

BY A CHORD WHICH BEARS N.35°12'32"E. FOR 243.19 FEET;

THENCE S.03°31'18"E., FOR 163.20 FEET;

THENCE S.54°59'04"E., FOR 255.46 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 23.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 68°28'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.85°52'31"E. FOR 22.50 FEET;

THENCE N.59°59'55"E., FOR 237.20 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 80.40 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 35°26'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.77°42'57"E. FOR 79.12 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY 102.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 08°18'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.88°43'15"E. FOR 102.13 FEET;

THENCE CONTINUE EASTERLY 112.51 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 09°08'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.82°33'11"E. FOR 112.39 FEET;

THENCE N.12°01'08"W., FOR 185.00 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 6.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00°44'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.77°36'47"E. FOR 6.68 FEET;

THENCE N.12°45'18"W., FOR 135.00 FEET;

THENCE N.18°03'52"E., FOR 45.51 FEET;

THENCE N.52°33'08"E., FOR 236.56 FEET;

THENCE N.18°40'30"W., FOR 162.44 FEET;

THENCE N.19°10'02"E., FOR 266.03 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 161.79 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 40°18'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.00°59'03"W. FOR 158.47 FEET;

THENCE N.45°36'38"E., FOR 203.80 FEET;

THENCE S.89°49'43"E., FOR 189.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

1. Apparent Owner(s) of Record:

Sabal Trace Development Partners, LLC, a Florida limited liability company, by virtue of Certificate Of Title, recorded October 24, 2017 in Instrument No. 2017131148

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements,

tax warrants, incompetency proceedings, probate proceedings, easements, restrictions, covenants and agreements which may affect the title to the property described above (attach an exhibit, if necessary)):

() Exhibit Attached (X) Exhibit Not Attached.

<u>Type of Instrument</u>	<u>O.R.Book</u>	<u>Page</u>
Mortgage And Assignment Of Rents And Leases	Instrument No.	2017131382
Mortgage Modification And Receipt Of Future Advance Agreement	Instrument No.	2022200643
State Of Florida Uniform Commercial Code Financing Statement Form	Instrument No.	2017131383
State Of Florida Uniform Commercial Code Financing Statement Amendment Form	Instrument No.	2022200644
Intentionally deleted	Intentionally deleted	Intentionally deleted
Intentionally deleted	Intentionally deleted	Intentionally deleted
Intentionally deleted	Intentionally deleted	Intentionally deleted
Notice Of Commencement	Instrument No.	2024018725
Notice Of Commencement	Instrument No.	2024018726
Notice Of Commencement	Instrument No.	2024025842

<u>Type of Instrument</u>	<u>O.R.Book</u>	<u>Page</u>
Deed	Deed Book 226	93
Release Of Right Of Entry And Exploration For Phosphate, Mineral And Metal Reservations And Release Of Canal And Drainage Reservations	2469	264
Grant Of Easement	1856	1799
Grant Of Easement	1856	1804
Grant Of Utility Easement	2450	2324
Assignment Of Easements	2460	1154
Nonexclusive Drainage Easement	2469	295
Nonexclusive Drainage Easement	2469	308
Amendment To Non-Exclusive Drainage Easement	Instrument No.	2022138509
Relocatable Easement Agreement For Ingress And Egress	2754	766

<u>Type of Instrument</u>	<u>O.R.Book</u>	<u>Page</u>
Drainage Easement	Instrument No.	1999081143
Water And Wastewater System Developer's Agreement	Instrument No.	2019101511
First Amendment To Water And Wastewater System Developer's Agreement	Instrument No.	2020079494
Second Amendment To Water And Wastewater System Developer's Agreement	Instrument No.	2021186597
Transportation Impact Fee Reimbursement Agreement Regarding Tuscola Boulevard Bridge	Instrument No.	2019148367
Notice Of Establishment Of The Central Parc Community Development District	Instrument No.	2020041790
Central Parc Community Development District Notice Of Special Assessments And Government Lien Of Record	Instrument No.	2020084130
Memorandum Of Agreement	Instrument No.	2021073852
Resolution No. 2023-R-29	Instrument No.	2023056530
Grant Of Temporary Access And Drainage Easement	Instrument No.	2023056531

Type of Instrument

	<u>O.R.Book</u>	<u>Page</u>
Irrigation Well Easement Agreement	Instrument No.	2024026099
Notice Of Commencement	Instrument No.	2024044660
Third Amendment To Water And Wastewater System Developer's Agreement	Instrument No.	2024067891
Tri-Party Agreement Relating To Acknowledgment Of Jurisdiction, Imposition Of Special Assessments, And Acknowledgment Of Subordination	Instrument No.	2024073266
Agreement Between The Central Parc Community Development District And Sabal Trace Development Partners, LLC, Regarding The True-Up And Payment Of Series 2024 Assessments	Instrument No.	2024073267
Collateral Assignment And Assumption Of Development And Contract Rights (Series 2024 Bonds)	Instrument No.	2024073268
Central Parc Community Development District Notice Of Series 2024 Assessments	Instrument No.	2024073269
Declaration Of Consent To Jurisdiction Of Central Parc Community Development District And To Imposition Of Debt Special Assessments (Series 2024 Assessments)	Instrument No.	2024073270

Copies of the Encumbrances/Matters Affecting Title () are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0999001010. Tax parcel contains additional lands for tax year 2023

Gross Tax: \$ 48,266.96 () Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

Customer Reference Number: 977222-63287
First American File Number: 110265502

Certificate

"This Report" is a 30 year or more search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from January 8, 1993 to August 26, 2024 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Sarasota County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Michael Abbey", written in a cursive style.

Michael Abbey, as SVP, Division Region Manager

Dated:08/28/2024