



City of North Port

RESOLUTION NO. 2025-R-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A FINAL PLAT FOR THE OAKBEND AT WELLEN PARK SUBDIVISION, A 181-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 84.7874 ACRES LOCATED TO THE EAST OF PRETO BOULEVARD, TO THE WEST OF WEST VILLAGES PARKWAY, TO THE SOUTH OF EVERGLOW DRIVE AND TO THE NORTH OF PLAYMORE ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 22, 2024, Joseph A. Kelly, PSM; Stantec Consulting Services. Inc. (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Final Plat (the "Final Plat") for Oakbend at Wellen Park located to the east of Preto Boulevard, to the west of West Villages Parkway, to the south of Everglow Drive and to the north of Playmore Road(the "Property"); and

WHEREAS, the Property's use(s) for Single-family residential subdivisions are permitted uses for the Property's Future Land Use Designation of Village and the Property's Zoning District of Village; and

WHEREAS, the City's review has determined the Final Plat is in compliance with Chapter 177 of the Florida Statutes; and

WHEREAS, the Final Plat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-24-170; and

WHEREAS, the City Commission of the City of North Port, Florida finds that approval of the Final Plat does not violate the general intent and purpose of the ULDC and is in the best interest of the public health, safety, and welfare.

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

SECTION 1 – FINDINGS

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

1.02 The Final Plat is consistent with the approved Subdivision Concept Plan SCP-24-170.

1.03 The Final Plat complies the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

2.01 The City Commission approves the *Final Plat for the Oakbend at Wellen Park Subdivision*, attached as “Exhibit A”, and legally described as:

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

A tract of land lying in Section 32, Township 39 South, Range 20 East and Section 5, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southeast corner of Tract 102 of Main Street Ranchlands Plat No.1 recorded in Plat Book 56, Page 250 of the Public Record of Sarasota County, Florida; thence N.02°46'46"E. along the east boundary of said Tract 102, a distance of 123.98 feet to the point of curvature of a non-tangent curve to the left, having a radius of 620.00 feet and a central angle of 07°28'16"; thence Southeasterly along the arc of said curve, a distance of 80.85 feet, said curve having a chord bearing and distance of S.55°42'26"E., 80.79 feet, to the point of tangency of said curve; thence S.48°00'00"E., a distance of 48.67 feet to a point of curvature of a curve to the left having a radius of 14.00 feet and a central angle of 16°07'42"; thence Southeasterly along the arc of said curve, a distance of 3.94 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 632.00 feet and a central angle of 22°46'26"; thence Easterly along the arc of said curve, a distance of 251.21 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 30.00 feet and a central angle of 87°24'33"; thence Southeasterly along the arc of said curve, a distance of 45.77 feet, to the point of tangency of said curve; the following four (4) calls are along the west right-of-way line of West Villages Parkway (variable width right-of-way) per Official Records Instrument Numbers 2009155882, 2007150241 and 2010135760 of said Public Records: (1) thence S.00°30'25"W., a distance of 44.06 feet to the point of curvature of a non-tangent curve to the right, having a radius of 804.94 feet and a central angle of 20°52'58"; (2) thence Southerly along the arc of said curve, a distance of 293.38 feet, said curve having a chord bearing and distance of S.11°00'03"W., 291.76 feet, to the point of curvature of a reverse curve to the left having a radius of 1,221.36 feet and a central angle of 18°39'03"; (3) thence Southerly along the arc of said curve, a distance of 397.57 feet, to the end of said curve; (4) thence S.00°44'16"W. along a line non-tangent to said curve, a distance of 9.72 feet; the following two (2) calls are along the west right-of-way line of said West Villages Parkway per Official Records Instrument Number 2019011093 of said Public Records: (1) thence S.14°31'49"W. , a distance of 54.36 feet;(2) thence S.00°30'33"W., a distance of 176.46 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 90°00'00"; the following four (4) calls are along the north right-of-way line of Playmore Road (variable width right-of-way) per said Official Records Instrument Number 2019011093: (1) thence Southwesterly along the arc of said curve, a distance of 39.27 feet, to the point of tangency of said curve; (2) thence N.89°29'27"W., a distance of 295.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 41°12'44"; (3) thence Westerly along the arc

of said curve, a distance of 545.94 feet, said curve having a chord bearing and distance of S.69°54'14"W., 534.25 feet, to the point of curvature of a reverse curve to the right having a radius of 631.00 feet and a central angle of 42°42'08"; (4) thence Westerly along the arc of said curve, a distance of 470.28 feet, to the point of tangency of said curve; thence N.88°00'00"W. along the north line of said Playmore Road per Official Records Instrument Number 2007188871 of said Public Records, a distance of 843.61 feet; the following seven (7) calls are along the easterly right-of-way line of Preto Boulevard (variable width right-of-way) per Official Records Instrument Number 2020005361 of said Public Records: (1) thence N.02°00'00"E., a distance of 12.00 feet; (2) thence N.88°00'00"W., a distance of 106.09 feet to a point of curvature of a curve to the right having a radius of 1,070.00 feet and a central angle of 13°58'34"; (3) thence Westerly along the arc of said curve, a distance of 261.01 feet, to the point of curvature of a compound curve to the right having a radius of 50.00 feet and a central angle of 96°28'52"; (4) thence Northwesterly along the arc of said curve, a distance of 84.20 feet, to the point of tangency of said curve; (5) thence N.22°27'27"E., a distance of 224.71 feet to a point of curvature of a curve to the left having a radius of 760.00 feet and a central angle of 66°29'38"; (6) thence Northerly along the arc of said curve, a distance of 882.01 feet, to the point of curvature of a reverse curve to the right having a radius of 630.00 feet and a central angle of 15°56'44"; (7) thence Northwesterly along the arc of said curve, a distance of 175.33 feet, to the point of curvature of a compound curve to the right having a radius of 25.00 feet and a central angle of 88°25'47"; thence Northerly along the arc of said curve, a distance of 38.58 feet, to the point of curvature of a compound curve to the right having a radius of 375.00 feet and a central angle of 26°08'16"; thence Easterly along the arc of said curve, a distance of 171.07 feet, to the point of tangency of said curve; thence N.88°03'09"E., a distance of 257.13 feet to a point of curvature of a curve to the left having a radius of 57.00 feet and a central angle of 36°12'11"; thence Easterly along the arc of said curve, a distance of 36.02 feet, to the end of said curve; thence S.67°32'43"E. along a line non-tangent to said curve, a distance of 274.18 feet to a point of curvature of a curve to the left having a radius of 207.00 feet and a central angle of 68°54'18"; thence Easterly along the arc of said curve, a distance of 248.94 feet, to the point of curvature of a reverse curve to the right having a radius of 727.46 feet and a central angle of 33°13'27"; thence Northeasterly along the arc of said curve, a distance of 421.83 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 328.52 feet and a central angle of 58°06'37"; thence Northeasterly along the arc of said curve, a distance of 333.19 feet, said curve having a chord bearing and distance of N.47°57'59"E., 319.09 feet, to the end of said curve; thence N.18°42'56"E. along a line non-tangent to said curve, a distance of 195.38 feet to the point of curvature of a non-tangent curve to the left, having a radius of 167.00 feet and a central angle of 44°13'58"; thence Easterly along the arc of said curve, a distance of 128.93 feet, said curve having a chord bearing and distance of N.73°20'27"E., 125.75 feet, to the end of said curve; thence N.67°02'51"E. along a line non-tangent to said curve, a distance of 79.86 feet to a point of curvature of a curve to the right having a radius of 135.49 feet and a central angle of 54°48'18"; thence Easterly along the arc of said curve, a distance of 129.60 feet, to the point of curvature of a reverse curve to the left having a radius of 81.35 feet and a central angle of 37°44'04"; thence Easterly along the arc of said curve, a distance of 53.57 feet, to the point of curvature of a reverse curve to the right having a radius of 162.36 feet and a central angle of 20°56'17"; thence Easterly along the arc of said curve, a distance of 59.33 feet, to a point on the southwesterly right-of-way line of Everglow Drive (60' wide public right-of-way) recorded as Tract 101 of abovementioned Main Street Ranchlands Plat No.1, also being the point of curvature of a non-tangent curve to the right, having a radius of 586.08 feet and a central angle of 08°53'22"; thence Southeasterly along the arc of said curve and along said southwesterly right-of-way line, a distance of 90.93 feet, said curve having a chord bearing and

distance of S.50°29'09"E., 90.84 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 337.00 feet and a central angle of 12°21'17"; thence Southeasterly along the arc of said curve, a distance of 72.67 feet, said curve having a chord bearing and distance of S.34°42'34"E., 72.53 feet, to the point of curvature of a reverse curve to the right having a radius of 550.00 feet and a central angle of 10°44'41"; thence Southeasterly along the arc of said curve, a distance of 103.14 feet, to the point of tangency of said curve; thence S.30°08'32"E., a distance of 171.72 feet to a point of curvature of a curve to the left having a radius of 620.00 feet and a central angle of 07°48'35"; thence Southeasterly along the arc of said curve, a distance of 84.51 feet, to the end of said curve; the following two (2) calls are along the boundary line of abovementioned Tract 102: (1) thence S.02°46'46"W., a distance of 225.74 feet; (2) thence S.87°13'14"E., a distance of 112.00 feet to the POINT OF BEGINNING.

Containing 3,693,338 square feet or 84.7874 acres, more or less.

2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – RECORDING

3.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Final Plat and associated covenants and deed restrictions in the Public Records of Sarasota County and provide the City with the Official Record Book and Page and/or Plat Book and Page(s) information of the recorded documents and plat.

SECTION 4 – CONFLICTS

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

SECTION 5 – SEVERABILITY

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

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on March 11, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

Oakbend Wellen Park, Phases 1 & 2

A SUBDIVISION LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST,
AND SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

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

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thence Southeasterly along the arc of said curve, a distance of 45.77 feet, to the point of tangency of said curve; the following four (4) calls are along the west right-of-way line of West Villages Parkway (variable width right-of-way) per Official Records Instrument Numbers 2009155882, 2007150241 and 2010135760 of said Public Records: (1) thence S.00°30'25"W., a distance of 44.06 feet to the point of curvature of a non-tangent curve to the right, having a radius of 804.94 feet and a central angle of 20°52'58"; (2) thence Southerly along the arc of said curve, a distance of 293.38 feet, said curve having a chord bearing and distance of S.11°00'03"W., 291.76 feet, to the point of curvature of a reverse curve to the left having a radius of 1,221.36 feet and a central angle of 18°39'03"; (3) thence Southerly along the arc of said curve, a distance of 397.57 feet, to the end of said curve; (4) thence S.00°44'16"W. along a line non-tangent to said curve, a distance of 9.72 feet; the following two (2) calls are along the west right-of-way line of said West Villages Parkway per Official Records Instrument Number 2019011093 of said Public Records: (1) thence S.14°31'49"W. , a distance of 54.36 feet; 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thence Southeasterly along the arc of said curve, a distance of 72.67 feet, said curve having a chord bearing and distance of S.34°42'34"E., 72.53 feet, to the point of curvature of a reverse curve to the right having a radius of 550.00 feet and a central angle of 10°44'41"; thence Southeasterly along the arc of said curve, a distance of 103.14 feet, to the point of tangency of said curve; thence S.30°08'32"E., a distance of 171.72 feet to a point of curvature of a curve to the left having a radius of 620.00 feet and a central angle of 07°48'35"; thence Southeasterly along the arc of said curve, a distance of 84.51 feet, to the end of said curve; the following two (2) calls are along the boundary line of abovementioned Tract 102: (1) thence S.02°46'46"W., a distance of 225.74 feet; (2) thence S.87°13'14"E., a distance of 112.00 feet to the POINT OF BEGINNING.

Containing 3,693,338 square feet or 84.7874 acres, more or less.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership (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, Oakbend at Wellen Park Owners Association, Inc., a Florida not-for-profit corporation (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.

LAKE MAINTENANCE AND DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive maintenance and drainage easements over and across each area depicted on this plat as a "Lake Maintenance and Drainage Easement" to the Association and the District to maintain the drainage and stormwater retention areas and facilities on Tracts 500 through 502 as shown on this plat.

LAKE MAINTENANCE, LANDSCAPE & DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive maintenance, landscaping, and drainage easements over and across each area depicted on this plat as a "Lake Maintenance, Landscape, and Drainage Easement" to the Association and the District as necessary to install and maintain landscaping and other improvements and to maintain the drainage and stormwater retention areas and facilities on Tracts 400 through 403 as shown on this plat.

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 Oakbend at Wellen Park, Phases 1 & 2, 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.

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.

LAKE MAINTENANCE, ACCESS, & DRAINAGE EASEMENT – The Company does hereby grant a nonexclusive easement for ingress and egress to the District; the Association; and all owners of the property in Oakbend at Wellen Park, Phases 1 & 2, a subdivision, and their guests, licensees, invitees, successors, and assigns over and across the area depicted on this plat as a "Lake Maintenance, Access & Drainage Easement."

LIFT STATION EASEMENT – The Company does hereby grant an exclusive utility easement to the City of North Port for the installation, maintenance, and operation of a sewerage lift station and related facilities under, over, and across the area depicted on this plat as a "Lift Station Easement."

STREET TREE & LANDSCAPE EASEMENTS – The undersigned, MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), as the fee simple owner, hereby grants non-exclusive street tree and landscape easements to Oakbend at Wellen Park Owners Association, Inc. and to the City of North Port, Florida ("City"), over and across the areas fifteen (15') feet in width along the exterior boundaries of Tract 300. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #Z7013 • www.stantec.com
Licensed Business Number 7866

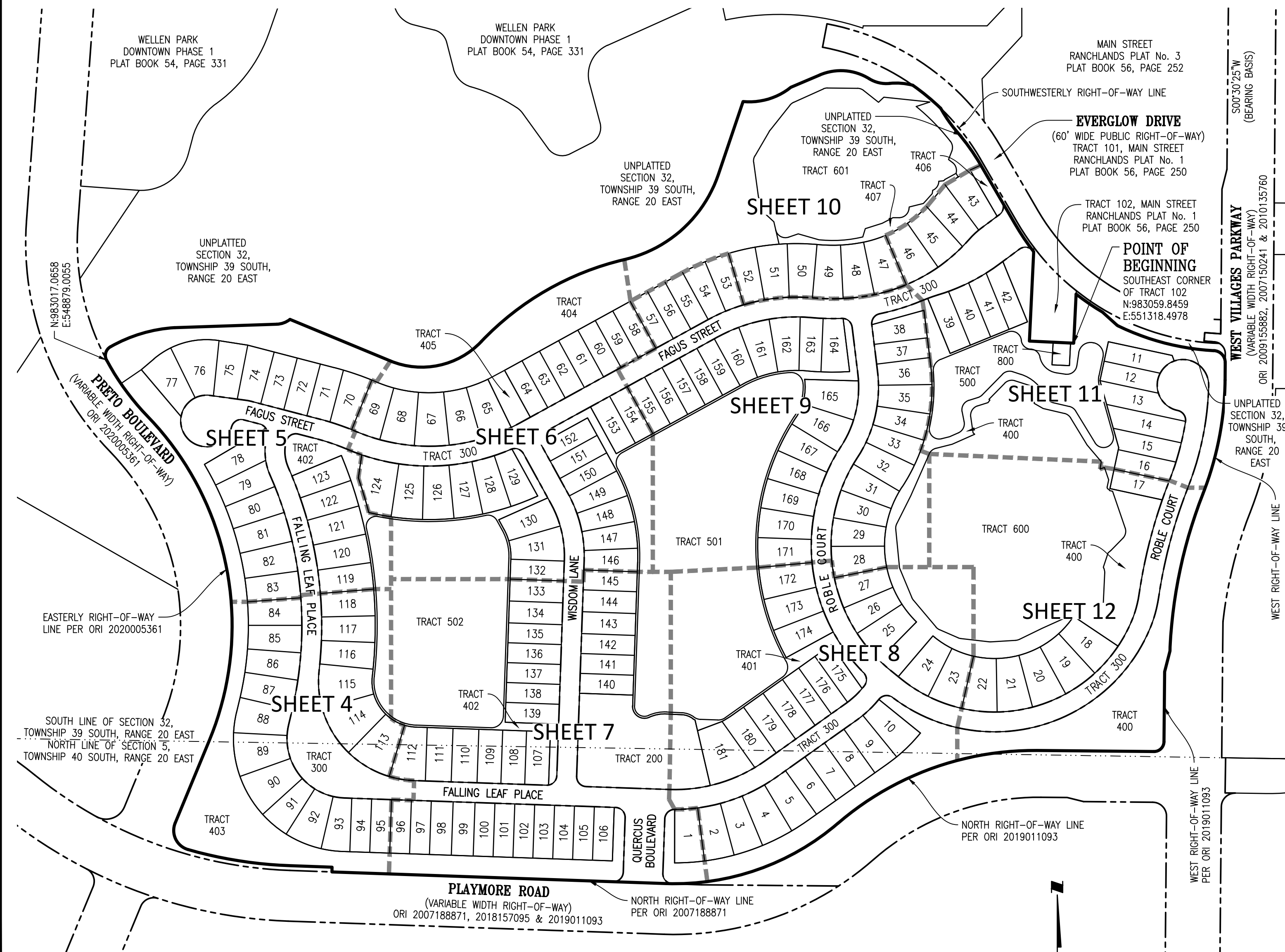
Oakbend Wellen Park, Phases 1 & 2

A SUBDIVISION LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST,
AND SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

THIS SITE LIES WITHIN FLOOD ZONE "X" SHADED (OTHER AREAS AREAS OF FLOOD HAZARD.) AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0364G, EFFECTIVE MARCH 27, 2024. THE LIMITS OF SAID FLOOD ZONE(S) HAVE BEEN GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP, SAID MAP HAVING AN APPROXIMATE SCALE OF 1"=500'. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

TRACT DESIGNATION TABLE				
TRACTS	DESIGNATION	AREA		
200	AMENITY AREA	TRACT 200 - 64,816 SF		
300	PRIVATE ROAD; ACCESS EASEMENT, UTILITY EASEMENT & DRAINAGE EASEMENT	TRACT 300 - 463,394 SF		
400, 401, 402, 403, 405, 406 & 407	OPEN SPACE	TRACT 400 - 282,684 SF	TRACT 403 - 152,807 SF	TRACT 407 - 9,428 SF
		TRACT 401 - 31,414 SF	TRACT 405 - 6,914 SF	
		TRACT 402 - 33,427 SF	TRACT 406 - 3,780 SF	
404	OPEN SPACE	TRACT 404 - 202,633 SF		
500, 501 & 502	STORMWATER MANAGEMENT AREA	TRACT 500 - 59,357 SF	TRACT 501 - 266,556 SF	TRACT 502 - 170,564 SF
600 & 601	PRESERVATION AREA	TRACT 600 - 263,401 SF	TRACT 601 - 145,184 SF	
800	LIFT STATION TRACT	TRACT 800 - 2,513 SF		

BENCH MARK TABLE (NAVD 88)		
BENCH MARK #	ELEVATION	DESCRIPTION
##-##-88	###.##	NAIL & DISK AT BACK OF CURB
##-##-88	###.##	NAIL & DISK AT BACK OF CURB
##-##-88	###.##	NAIL & DISK AT BACK OF CURB
##-##-88	###.##	NAIL & DISK AT BACK OF CURB
##-##-88	###.##	NAIL & DISK AT BACK OF CURB
##-##-88	###.##	NAIL & DISK AT BACK OF CURB



- 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 (PCF) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
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NOTES:
BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT-OF-WAY LINE OF WEST VILLAGES PARKWAY HAVING A BEARING OF S00°30'25"W. COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00).

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.

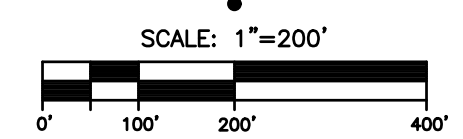
ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

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 HUNDRETH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

KEY SHEET

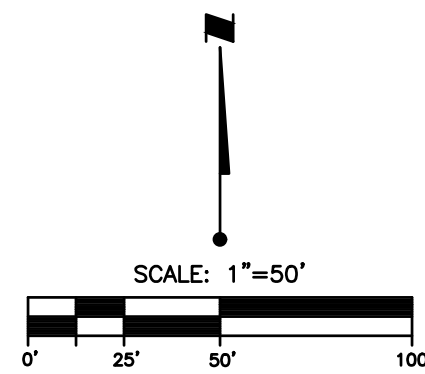


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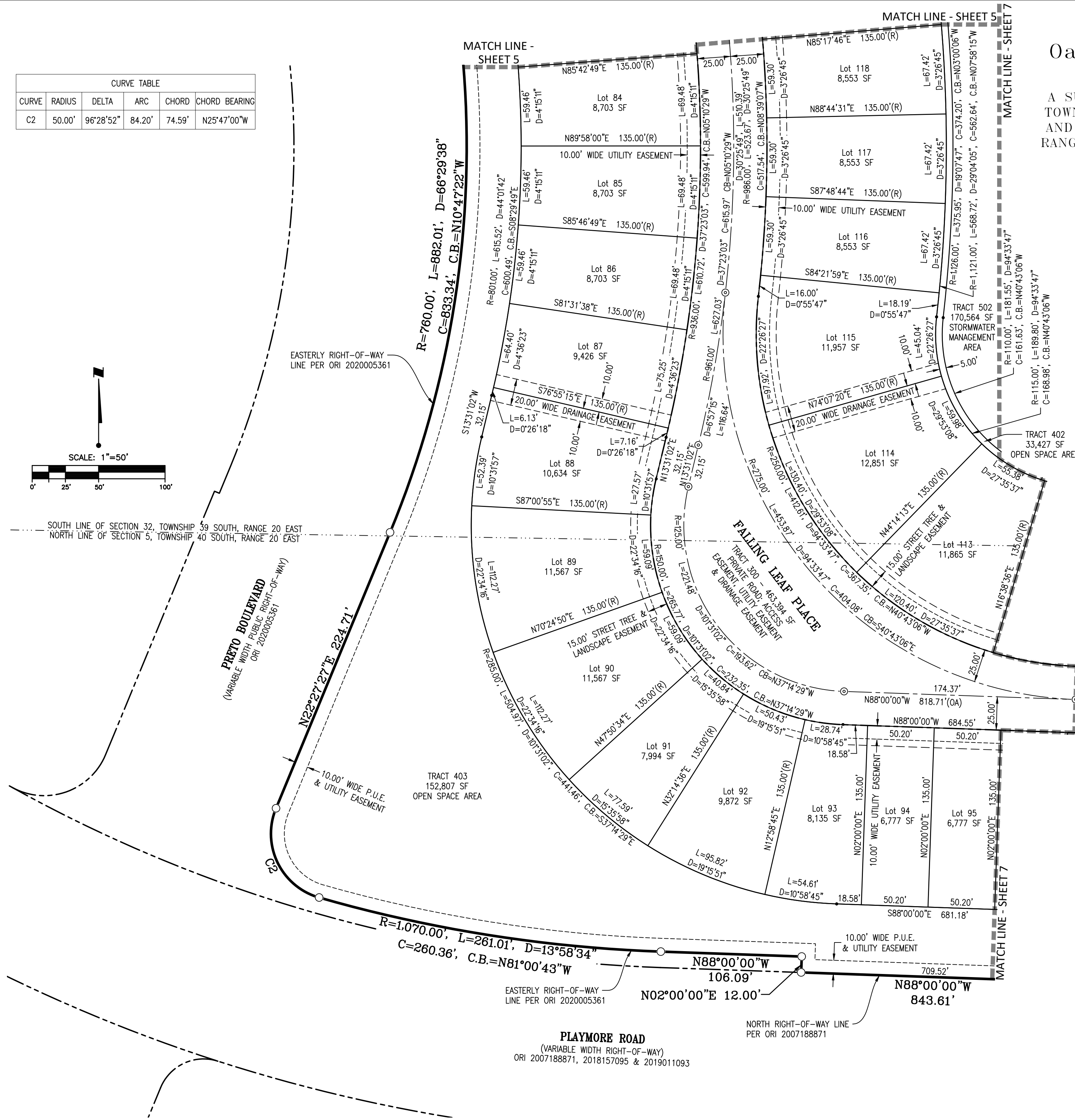
Oakbend Wellen Park, Phases 1 & 2

A SUBDIVISION LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST,
AND SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C2	50.00'	96°28'52"	84.20'	74.59'



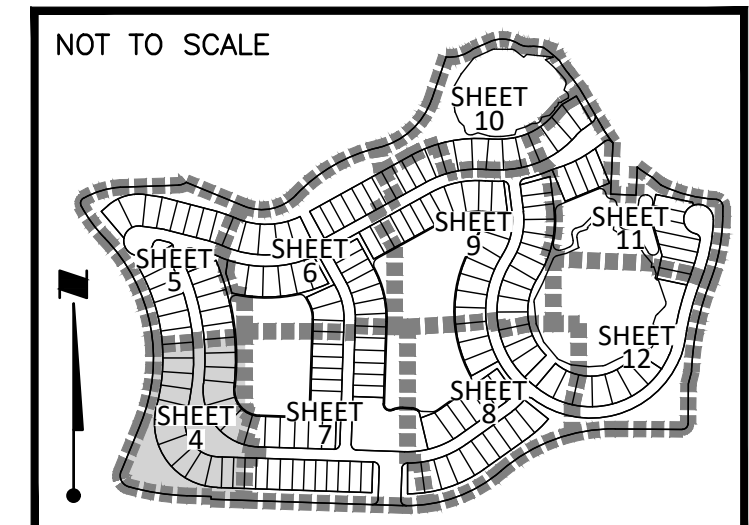
SOUTH LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST
NORTH LINE OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST



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 - = BENCHMARK
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 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
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 - = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
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TYPICAL LOT LINE EASEMENTS

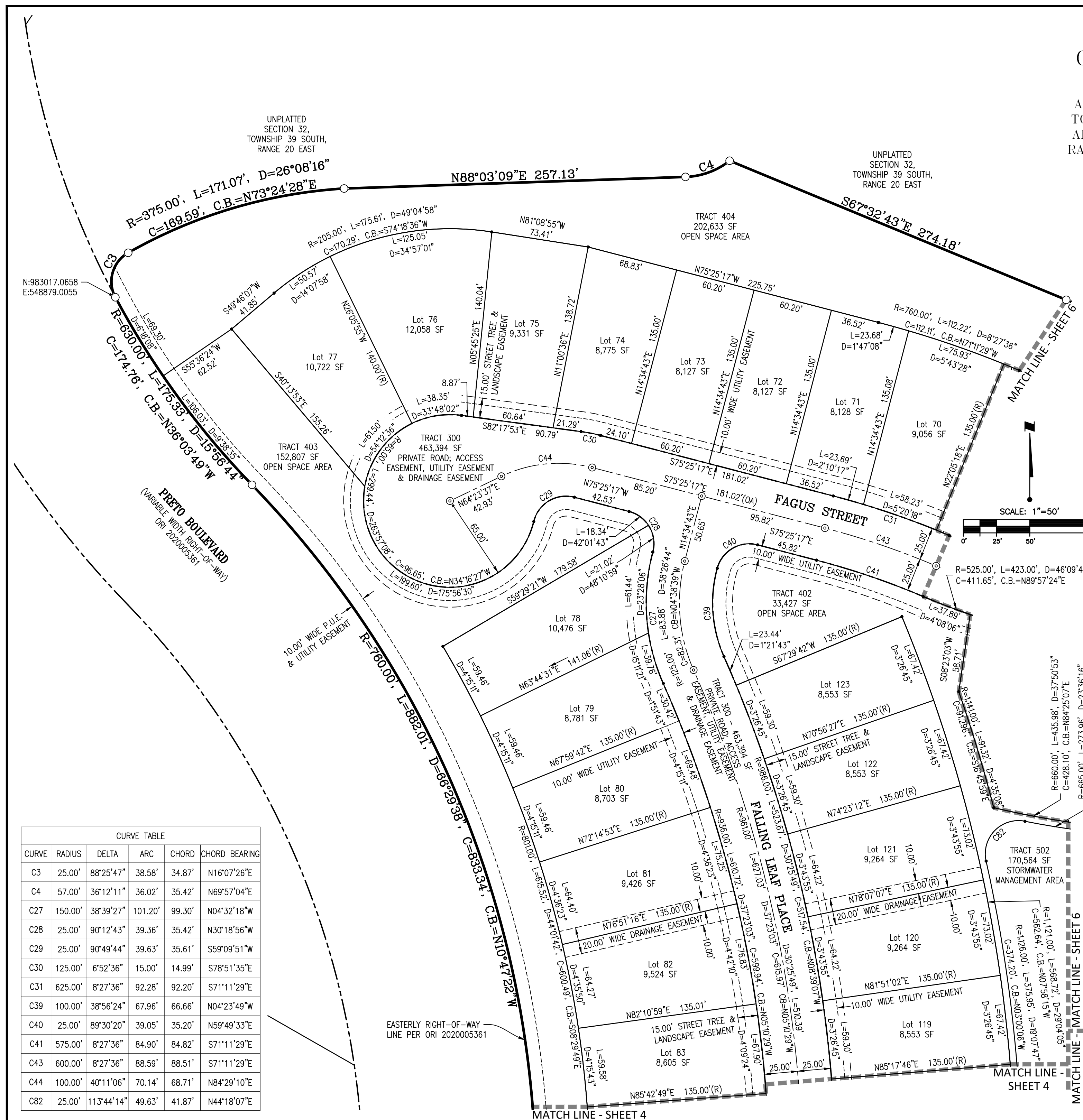
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



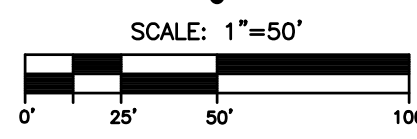
PLAYMORE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
ORI 2007188871, 2018157095 & 2019011093

Oakbend Wellen Park, Phases 1 & 2

A SUBDIVISION LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST,
AND SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

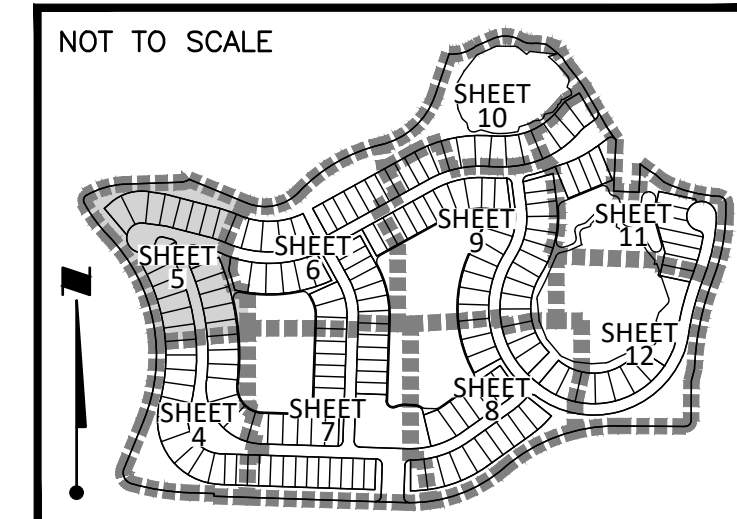


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CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C3	25.00'	88°25'47"	38.58'	N16°07'26"E
C4	57.00'	36°12'11"	36.02'	N69°57'04"E
C27	150.00'	38°39'27"	101.20'	N04°32'18"W
C28	25.00'	90°12'43"	39.36'	N30°18'56"W
C29	25.00'	90°49'44"	39.63'	S59°09'51"W
C30	125.00'	6°52'36"	15.00'	S78°51'35"E
C31	625.00'	8°27'36"	92.28'	S71°11'29"E
C39	100.00'	38°56'24"	67.96'	N04°23'49"W
C40	25.00'	89°30'20"	39.05'	N59°49'33"E
C41	575.00'	8°27'36"	84.90'	S71°11'29"E
C43	600.00'	8°27'36"	88.59'	S71°11'29"E
C44	100.00'	40°11'06"	70.14'	N84°29'10"E
C82	25.00'	113°44'14"	49.63'	N44°18'07"E

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.

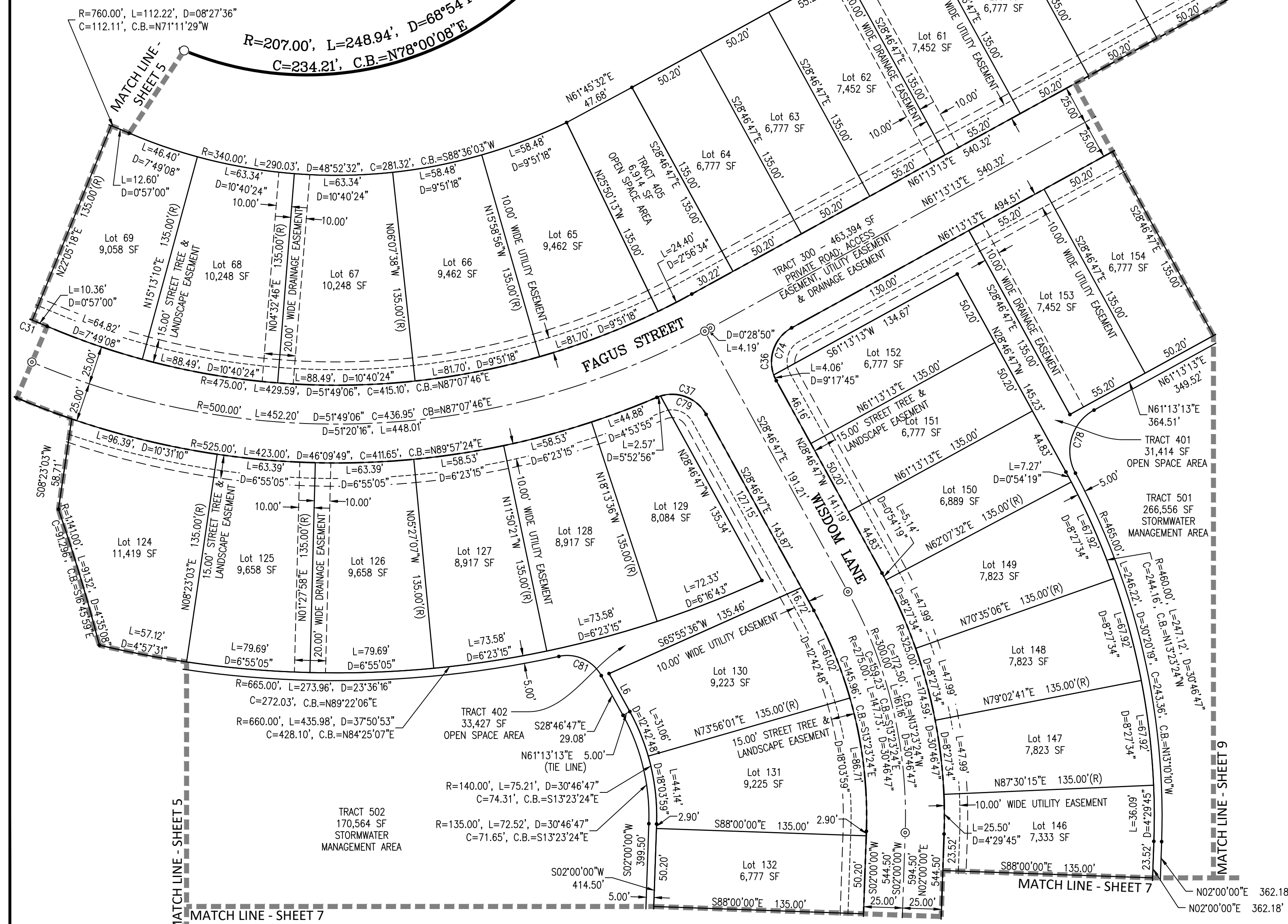
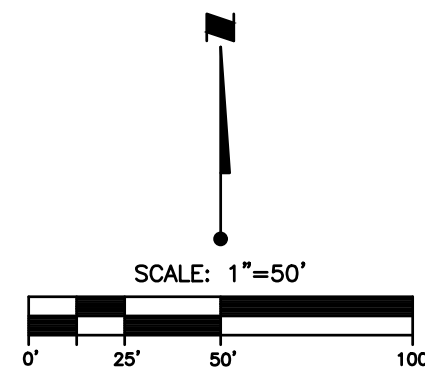


Oakbend Wellen Park, Phases 1 & 2

A SUBDIVISION LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST,
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RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C31	625.00'	8°27'36"	92.28'	92.20'	S71°11'29"E
C36	25.00'	90°00'00"	39.27'	35.36'	N16°13'13"E
C37	25.00'	84°20'43"	36.80'	33.57'	S70°57'09"E
C74	25.00'	80°42'15"	35.21'	32.37'	N20°52'05"E
C78	30.00'	89°33'32"	46.89'	42.26'	N16°26'27"E
C79	25.00'	78°27'47"	34.24'	31.62'	S68°00'41"E
C81	25.00'	73°39'14"	32.14'	29.97'	S65°36'24"E

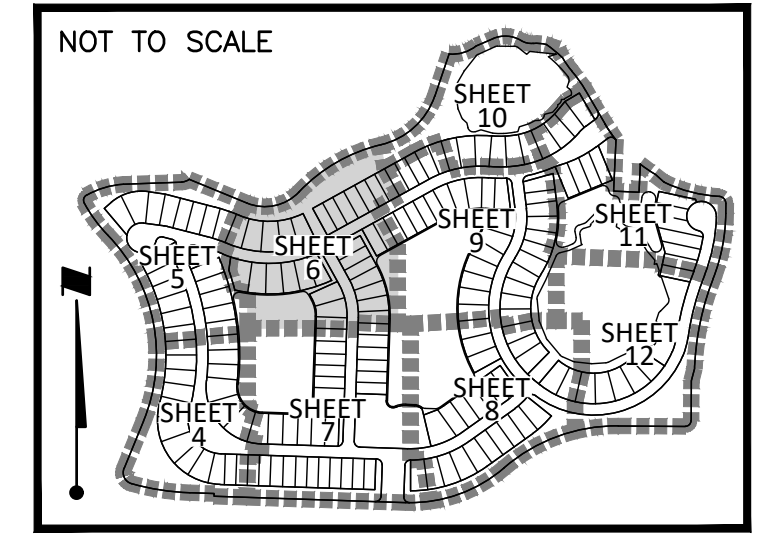
LINE TABLE		
LINE	BEARING	DISTANCE
L6	N28°46'47"W	27.83'



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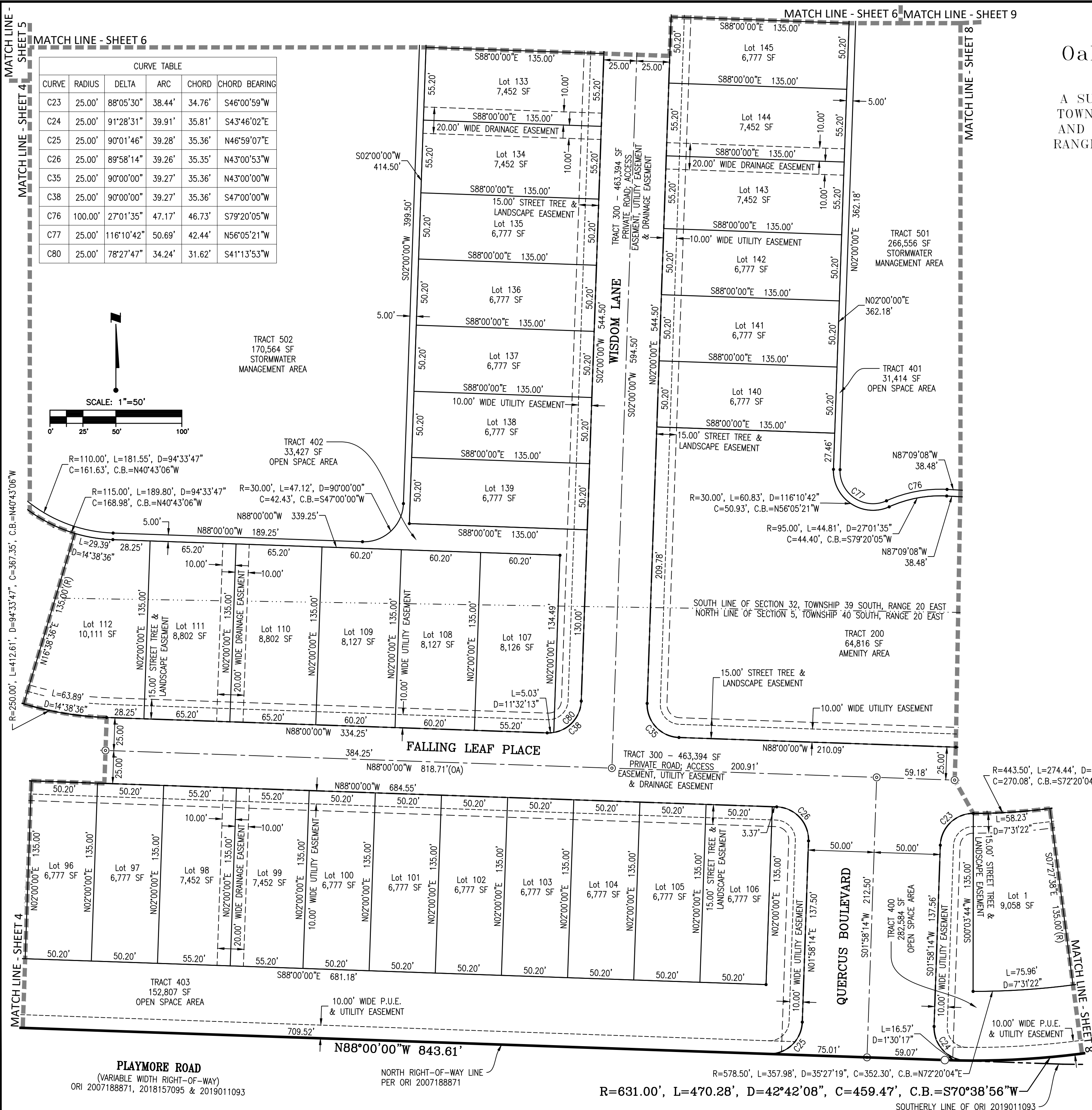
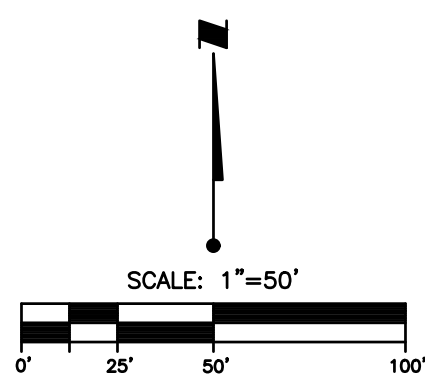


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Oakbend Wellen Park, Phases 1 & 2

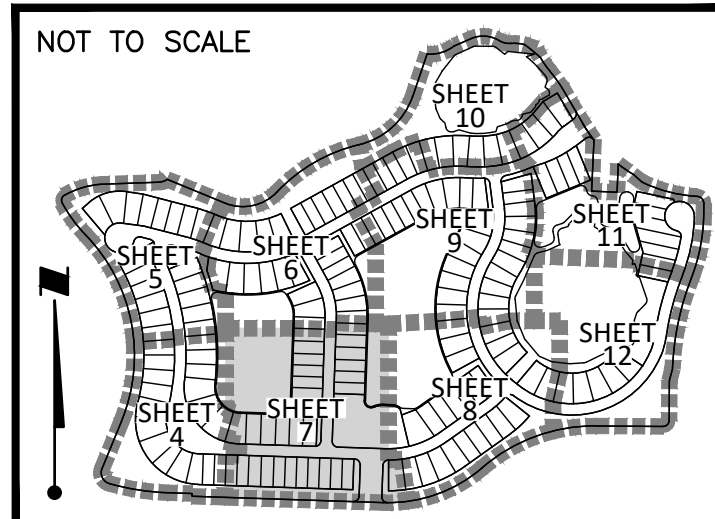
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C23	25.00'	88°05'30"	38.44'	34.76'	S46°00'59"W
C24	25.00'	91°28'31"	39.91'	35.81'	S43°46'02"E
C25	25.00'	90°01'46"	39.28'	35.36'	N46°59'07"E
C26	25.00'	89°58'14"	39.26'	35.35'	N43°00'53"W
C35	25.00'	90°00'00"	39.27'	35.36'	N43°00'00"W
C38	25.00'	90°00'00"	39.27'	35.36'	S47°00'00"W
C76	100.00'	27°01'35"	47.17'	46.73'	S79°20'05"W
C77	25.00'	116°10'42"	50.69'	42.44'	N56°05'21"W
C80	25.00'	78°27'47"	34.24'	31.62'	S41°13'53"W



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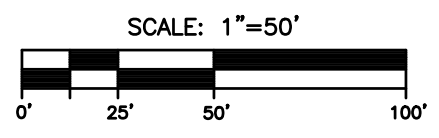
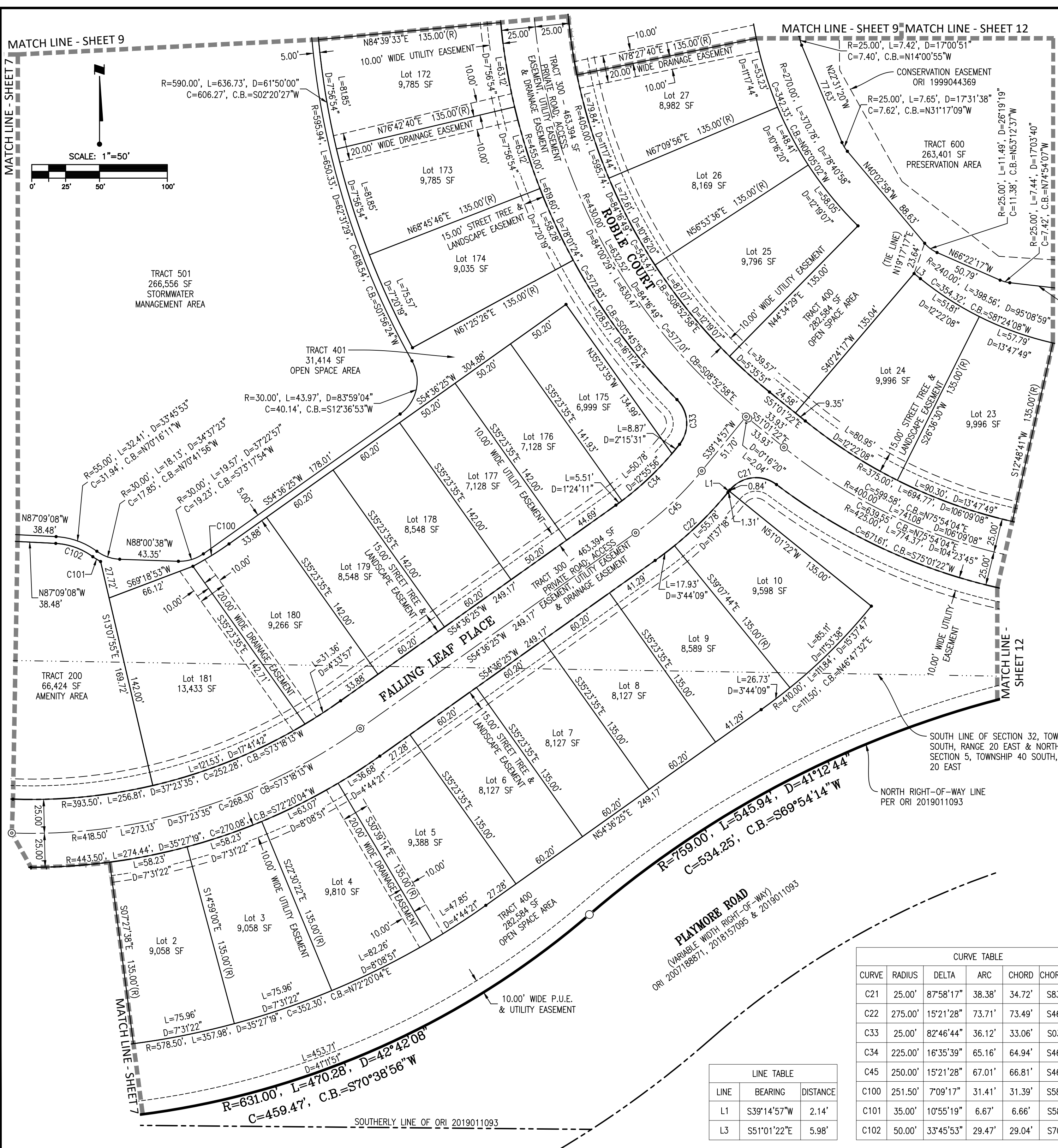
NORTH RIGHT-OF-WAY LINE
PER ORI 2007188871

R=631.00', L=470.28', D=42°42'08", C=459.47', C.B.=S70°38'56"W

SOUTHERLY LINE OF ORI 2019011093

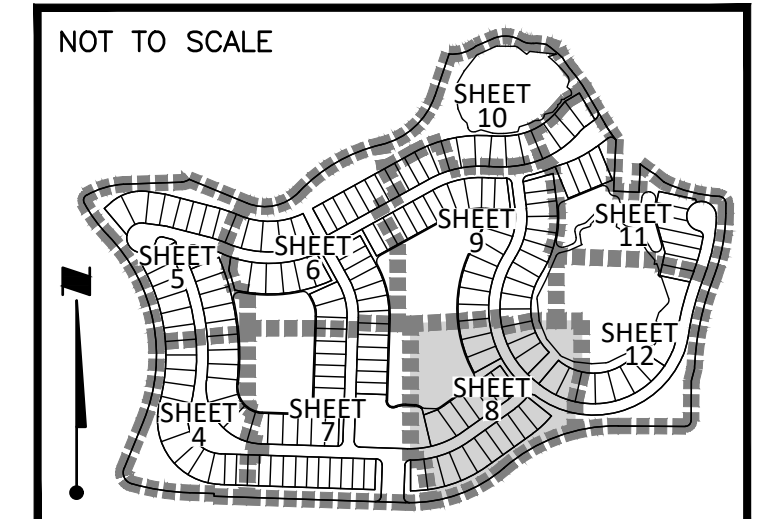
Oakbend Wellen Park, Phases 1 & 2

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CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	25.00'	87°58'17"	38.38'	34.72'	S83°14'06"W
C22	275.00'	15°21'28"	73.71'	73.49'	S46°55'41"W
C33	25.00'	82°46'44"	36.12'	33.06'	S03°22'35"E
C34	225.00'	16°35'39"	65.16'	64.94'	S46°18'36"W
C45	250.00'	15°21'28"	67.01'	66.81'	S46°55'41"W
C100	251.50'	7°09'17"	31.41'	31.39'	S58°11'04"W
C101	35.00'	10°55'19"	6.67'	6.66'	S58°50'54"E
C102	50.00'	33°45'53"	29.47'	29.04'	S70°16'11"E

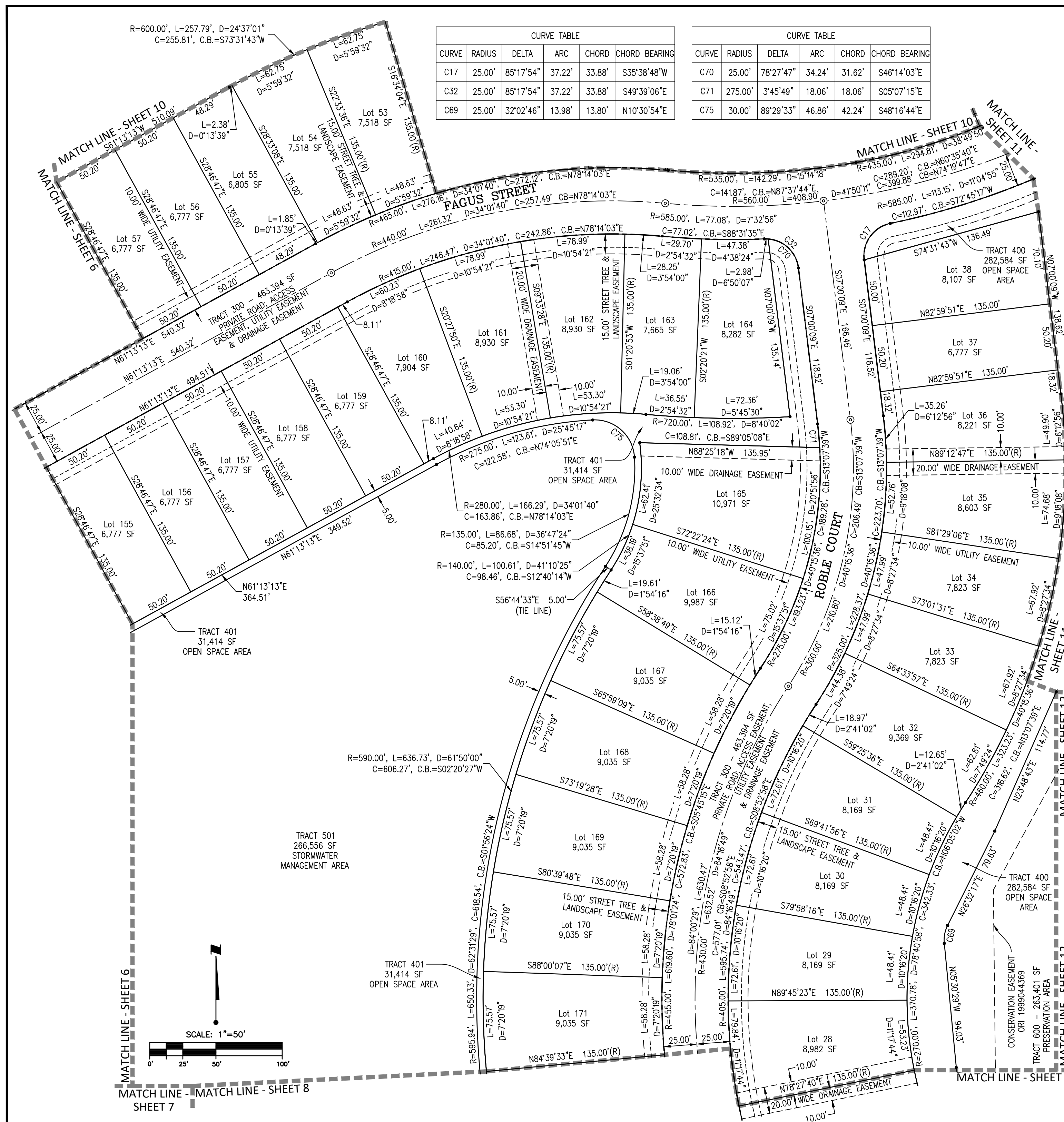
LINE	BEARING	DISTANCE
L1	S39°14'57"W	2.14'
L3	S51°01'22"E	5.98'

Oakbend Wellen Park, Phases 1 & 2

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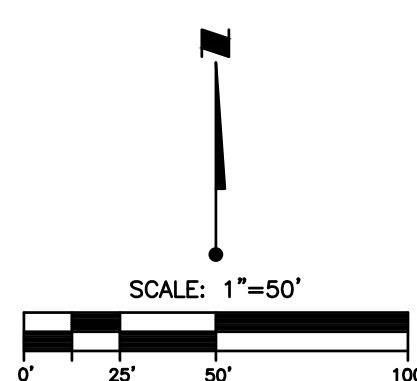
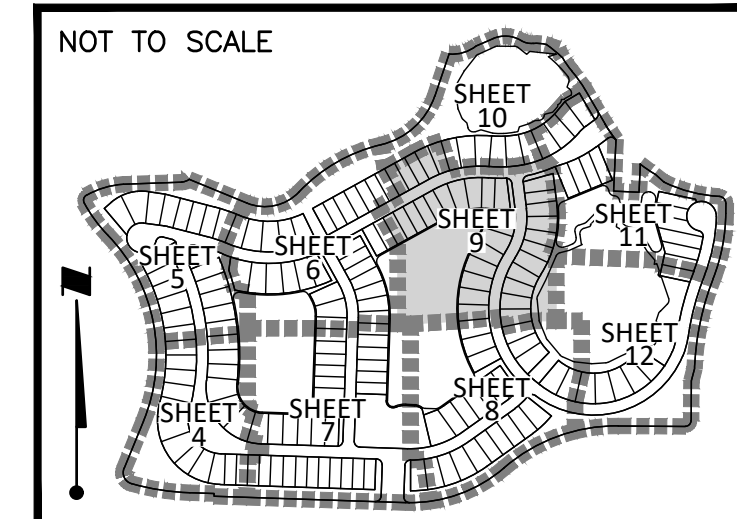
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	25.00'	85°17'54"	37.22'	33.88'	S35°38'48"W
C32	25.00'	85°17'54"	37.22'	33.88'	S49°39'06"E
C69	25.00'	32°02'46"	13.98'	13.80'	N10°30'54"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C70	25.00'	78°27'47"	34.24'	31.62'	S46°14'03"E
C71	275.00'	3°45'49"	18.06'	18.06'	S05°07'15"E
C75	30.00'	89°29'33"	46.86'	42.24'	S48°16'44"E



- 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)
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 - = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
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 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
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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.



Oakbend Wellen Park, Phases 1 & 2

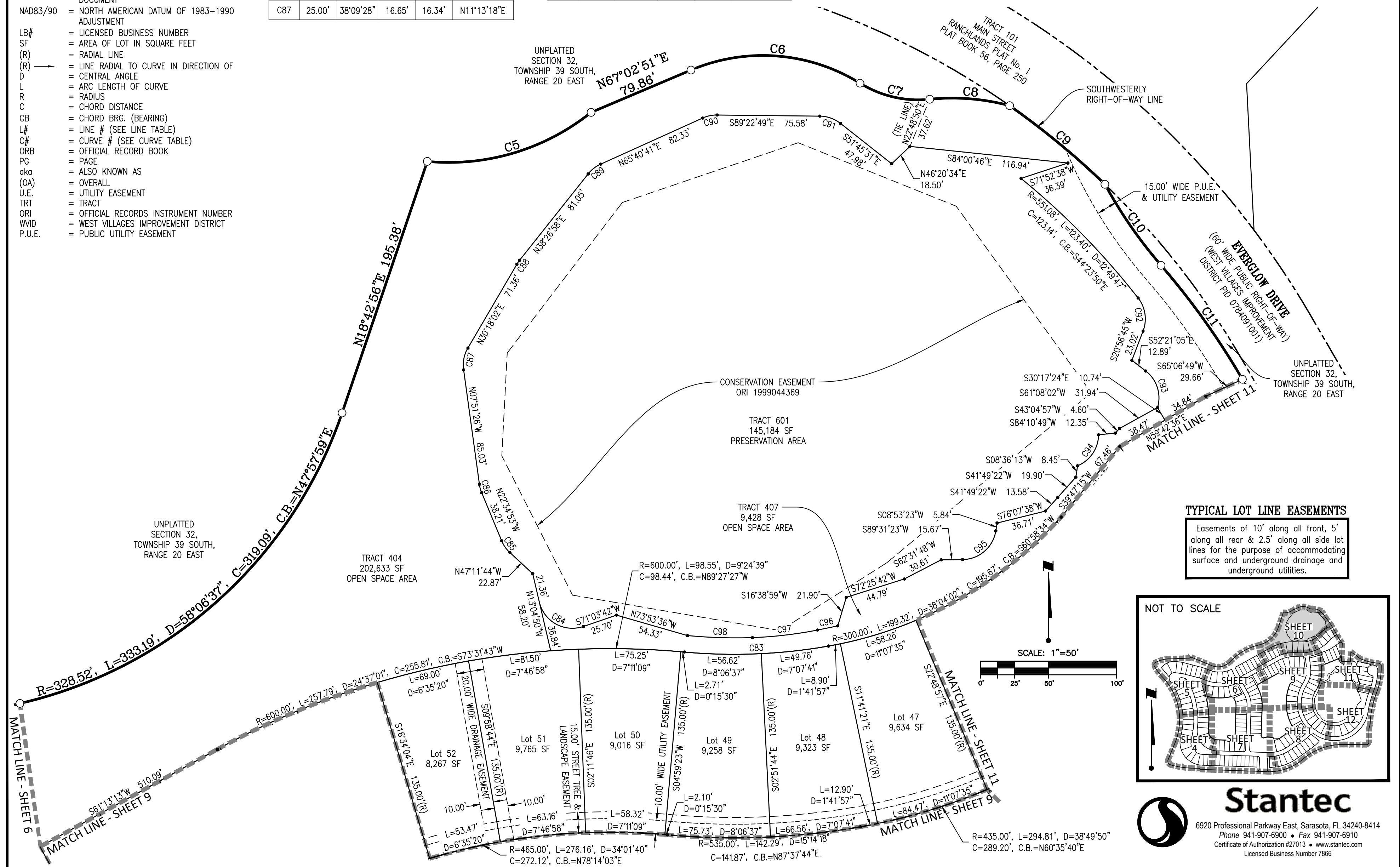
A SUBDIVISION LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST,
AND SECTION 5, TOWNSHIP 40 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

LEGEND:

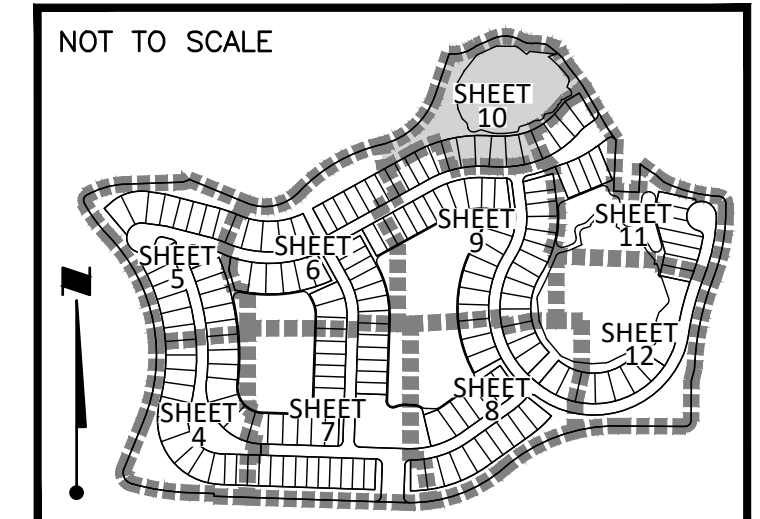
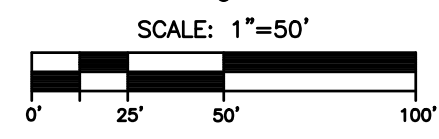
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	167.00'	44°13'58"	128.93'	125.75'	N73°20'27"E
C6	135.49'	54°48'18"	129.60'	124.72'	S85°33'00"E
C7	81.35'	37°44'04"	53.57'	52.61'	S77°00'53"E
C8	162.36'	20°56'17"	59.33'	59.00'	S85°24'47"E
C9	586.08'	8°53'22"	90.93'	90.84'	S50°29'09"E
C10	337.00'	12°21'17"	72.67'	72.53'	S34°42'34"E
C11	550.00'	10°44'41"	103.14'	102.99'	S35°30'52"E
C83	400.00'	15°14'18"	106.38'	106.07'	S87°37'44"W
C84	25.00'	95°51'28"	41.83'	37.12'	N61°00'34"W
C85	25.00'	24°36'50"	10.74'	10.66'	N34°53'18"W
C86	25.00'	14°43'27"	6.42'	6.41'	N15°13'10"W
C87	25.00'	38°09'28"	16.65'	16.34'	N11°13'18"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C88	25.00'	8°08'57"	3.56'	3.55'	N34°22'30"E
C89	25.00'	27°13'42"	11.88'	11.77'	N52°03'49"E
C90	25.00'	24°56'30"	10.88'	10.80'	N78°08'56"E
C91	25.00'	37°37'18"	16.42'	16.12'	S70°34'10"E
C92	25.00'	58°55'41"	25.71'	24.59'	S08°31'06"E
C93	25.00'	68°47'42"	30.02'	28.25'	S17°57'14"E
C94	25.00'	66°50'12"	29.16'	27.54'	S34°07'12"W
C95	25.00'	80°38'00"	35.18'	32.35'	S49°12'23"W
C96	2562.35'	0°20'33"	15.31'	15.31'	S78°20'50"W
C97	307.44'	8°57'46"	48.09'	48.04'	S83°21'22"W
C98	392.61'	6°59'34"	47.92'	47.89'	N88°12'23"W



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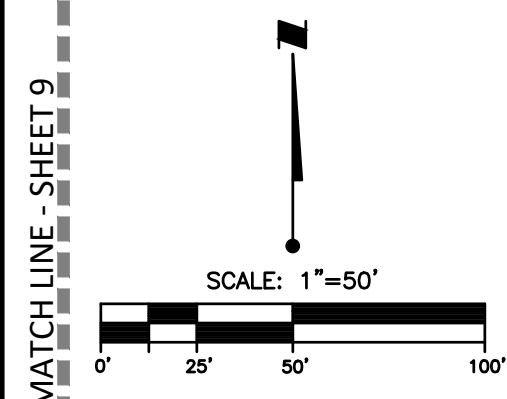
Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
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Oakbend Wellen Park, Phases 1 & 2

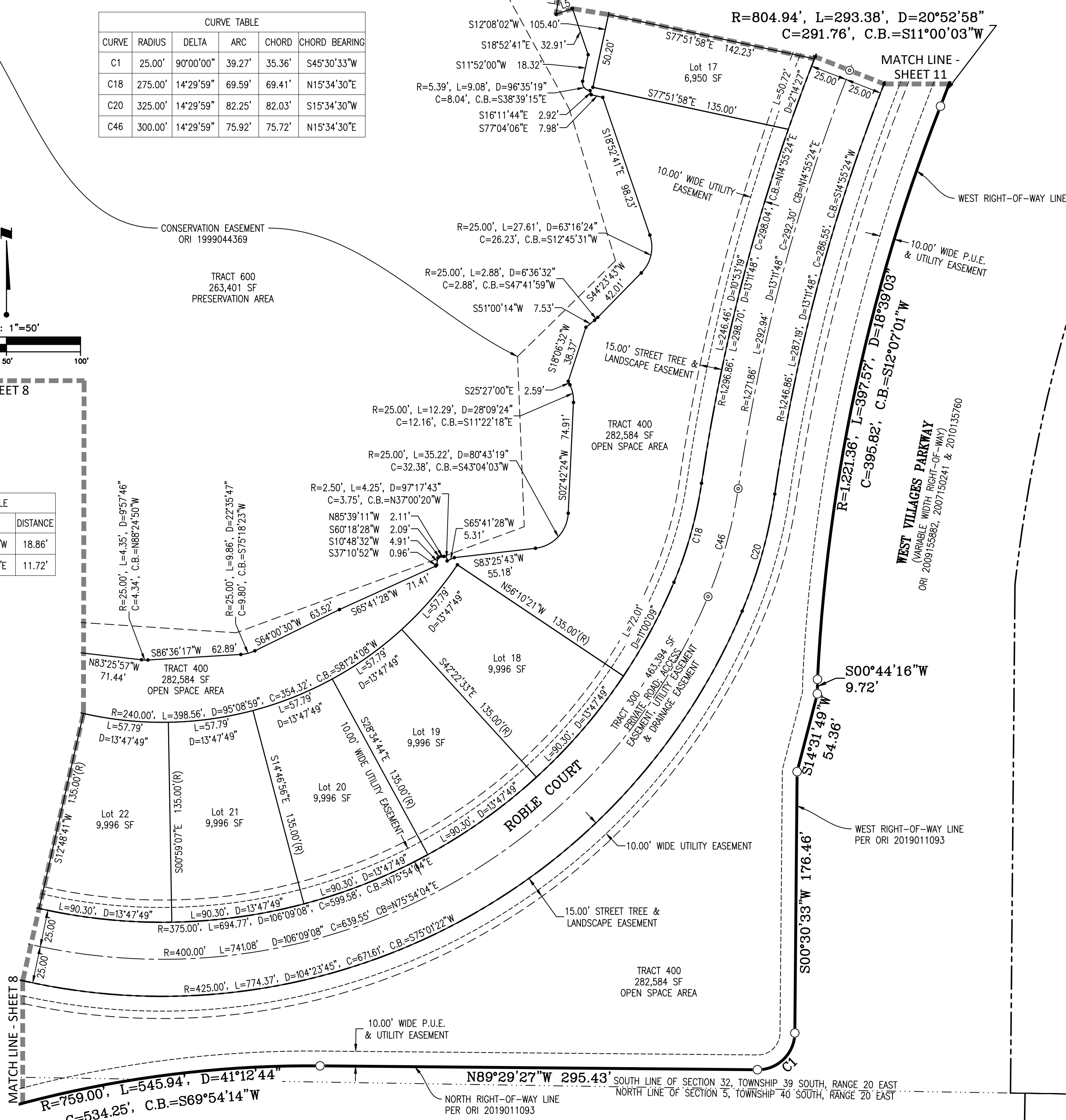
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	S45°30'33"W
C18	275.00'	14°29'59"	69.59'	69.41'	N15°34'30"E
C20	325.00'	14°29'59"	82.25'	82.03'	S15°34'30"W
C46	300.00'	14°29'59"	75.92'	75.72'	N15°34'30"E

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S09°25'29"W	18.86'
L5	N71°01'36"E	11.72'

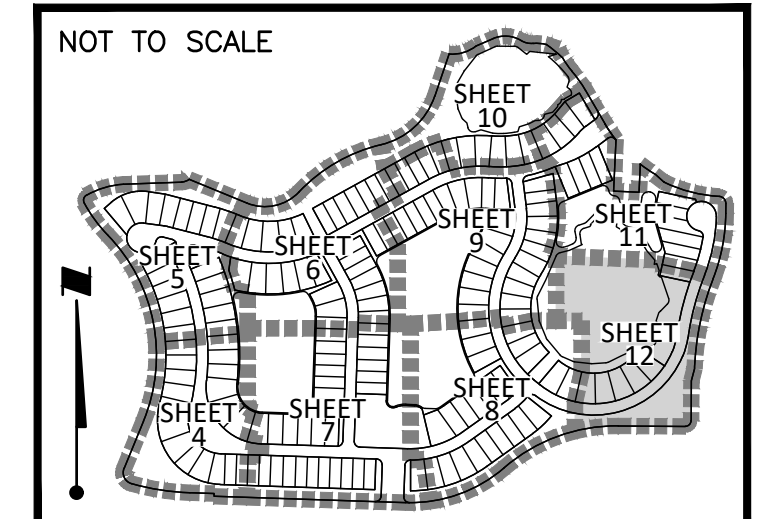


MATCH LINE - SHEET 11
MATCH LINE - SHEET 9
MATCH LINE - SHEET 9
MATCH LINE - SHEET 8



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PLAYMORE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
ORI 2007188871, 2018157095 & 2019011093

N89°29'27"W 295.43'
NORTH RIGHT-OF-WAY LINE PER ORI 2019011093

R=759.00', L=545.94', D=41°12'44"
C=534.25', C.B.=S69°54'14"W

WEST RIGHT-OF-WAY LINE PER ORI 2019011093