

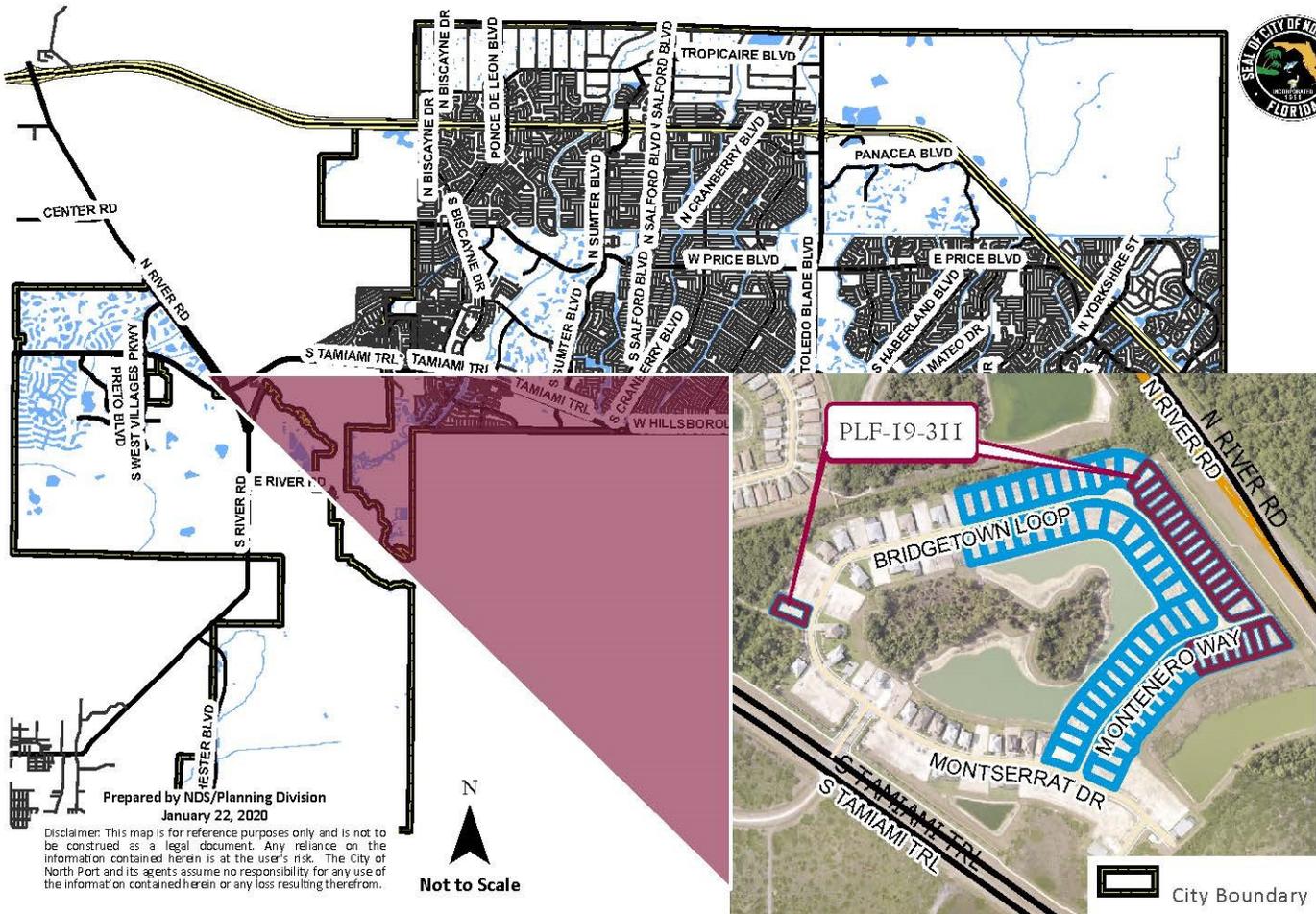


STAFF REPORT

Oasis at West Villages, Phase 2

Replat

From: Alison Christie, Senior Planner
Thru: Nicole Galehouse, AICP, Planning Manager
 Frank Miles, MPA, Director,
 Neighborhood Development Services
Date: January 22, 2020



PROJECT:	PLF-19-311, Oasis at West Villages, Phase 2 Replat
REQUEST:	Approval of PLF-19-311
APPLICANT:	Robert R. Cunningham, PSM, representative of Stantec Consulting Services, Inc. on behalf of Thomas Ranch Land Partners Village I, LLLP
OWNER:	Thomas Ranch Land Partners Village I, LLLP
LOCATION:	Situated between South Tamiami Trail to the Southwest and North River Road to the Northeast
PROPERTY SIZE:	±5.39 acres

I. BACKGROUND

In 2016, the Subdivision (SCP-15-173) and Infrastructure Plans (INF-15-174) for Oasis, Phase 2 were approved by staff. In 2017, PLF-17-146, Oasis Phase 1, 68 residential lots, amenity center tract and associated right-of-way, drainage and utility easements were approved by Commission. On July 9, 2019, Commission approved final plat of Oasis, Phase 2 which added 67 single-family lots. This project proposes replatting of Lots 38 through 55 and Tract 701 to reduce the size of lots and add 4 additional lots.

A surety bond for INF-15-174 in the amount of \$5,586,209.00, has been received by the City of North Port.

II. ANALYSIS & FINDINGS

FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) 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.

Staff Findings and Conclusion: The City's contracted professional surveyor, Alan Fish, reviewed and approved the replat. PLF-19-311 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

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 make the approved subdivision plan and infrastructure plan conform to these regulations.

Staff Findings and Conclusion: The replat was reviewed by the staff development review team for conformance with the approved subdivision and infrastructure plans. PLF-19-311 conforms with the approved plans.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

FLOOD ZONE

Flood Zone AE (EL 7), According to flood insurance rate map for Sarasota County, FL and Incorporated Areas, Community Panel Number 12115C0370F, effective November, 2016.



III. LOTS OF THE WEST VILLAGES

There is a cap of 1,200 lots allowed within Village “B” of the West Villages. Of that number 846 have already been platted in Oasis and Renaissance. Oasis Phase 2 was approved for 67 additional lots. This replat adds 4 lots. Oasis Phase 2 will bring the total to 917. Only 283 unallocated lots would remain.

IV. RECOMMENDED ACTION

Staff recommends APPROVAL of Petition No. PLF-19-311, Oasis at West Villages, Phase 2, Replat based on Staff's findings that this petition complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

V. ALTERNATIVE ACTIONS

Petition PLF-19-311 could be DENIED. If that were the case, new findings would need to be written to support that recommendation.

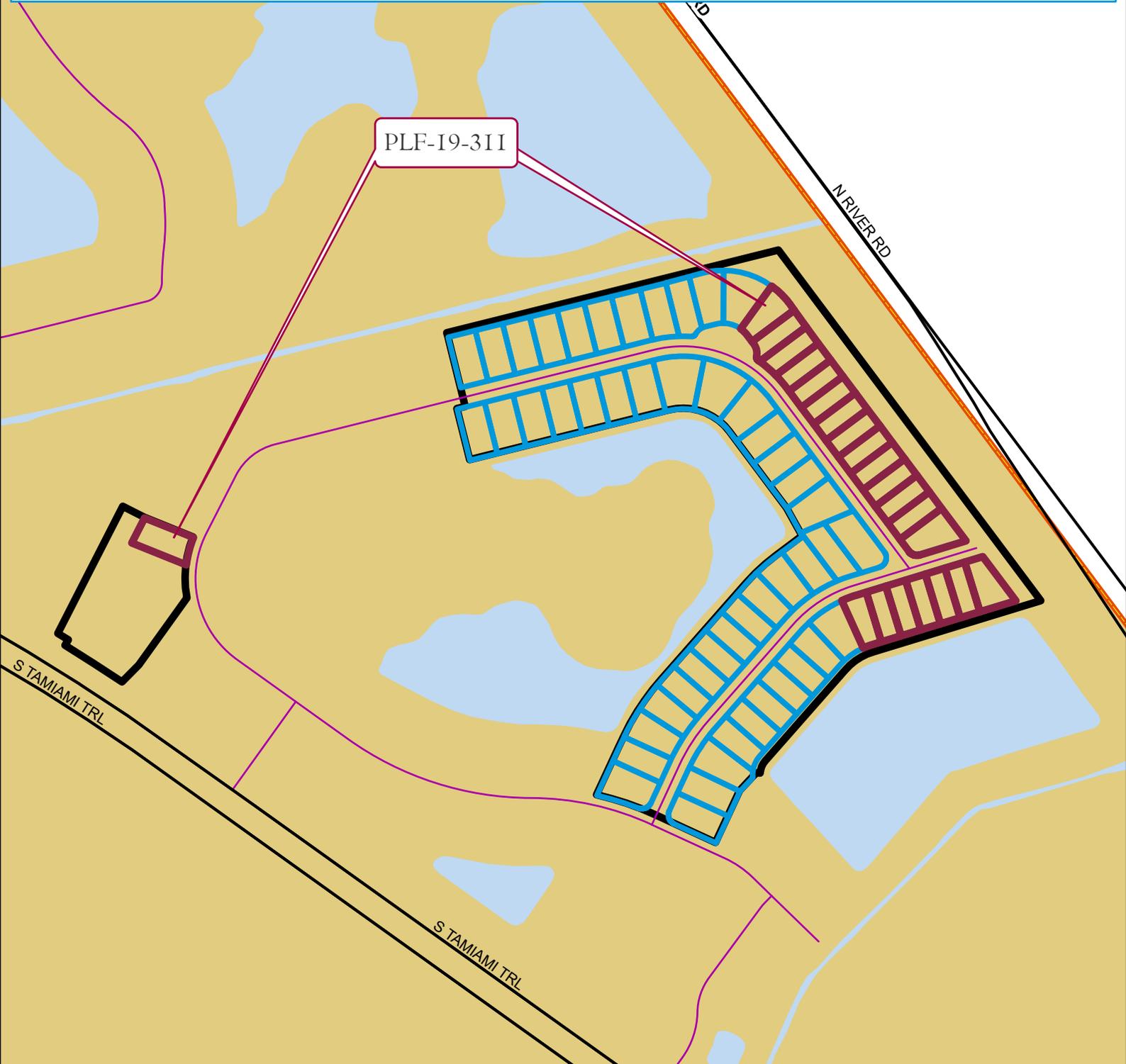
VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	February 6, 2020 9:00 AM or as soon thereafter
City Commission Public Hearing	February 25, 2020 6:00 PM or as soon thereafter

VII. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Opinion
D.	Plat
E.	City Surveyor's Email

Current Zoning PLF-19-311, Oasis at West Villages Phase 2 Replat



PLF-19-311

-  Original
-  Replat

- Zoning
-  V

-  Waterfeatures

N



0 255 510 1,020 US Feet



Prepared by NDS/Planning Division
January 22, 2020

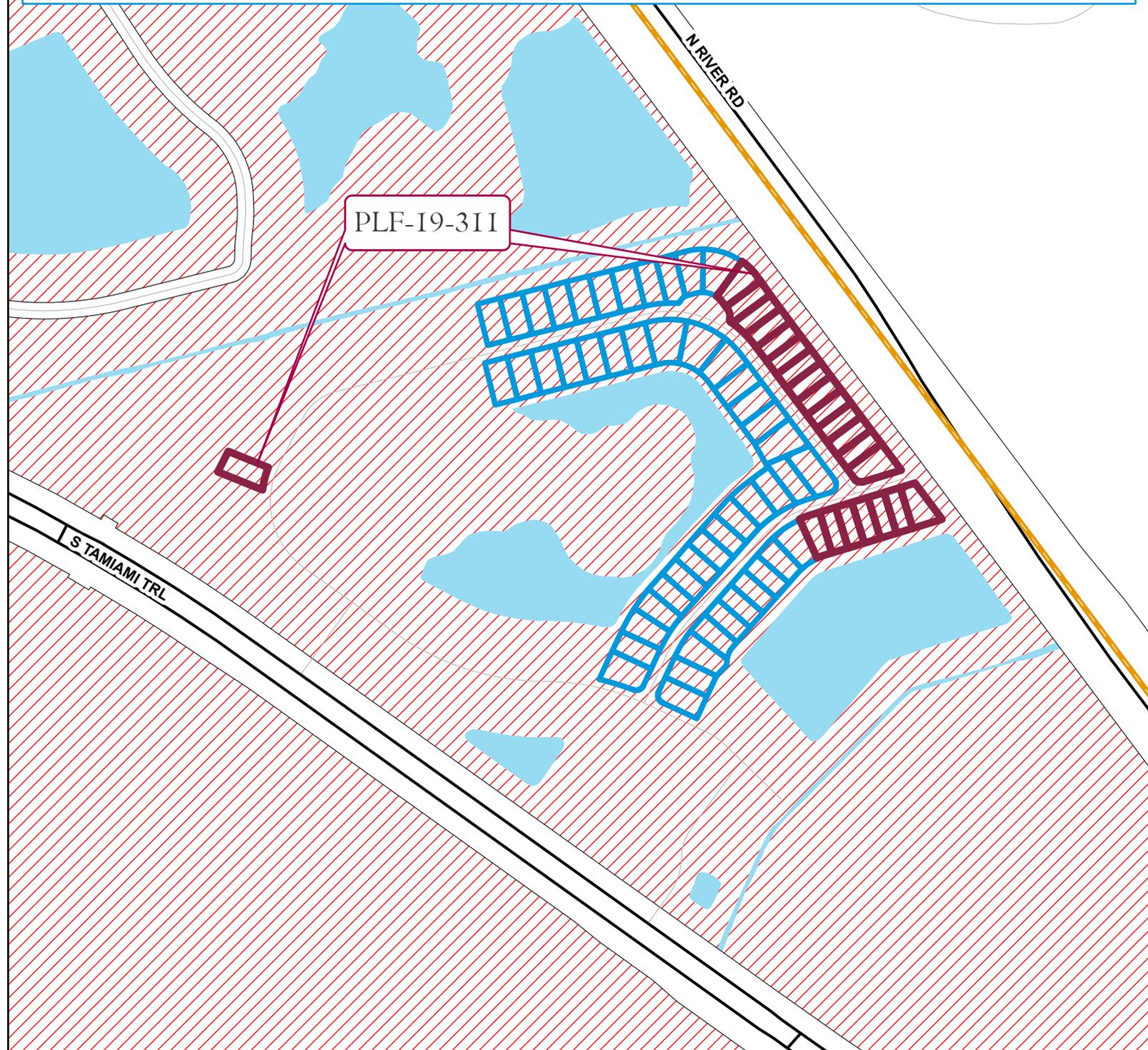
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting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

Aerial Source: Sarasota County 2018 Aerial

Future Land Use
VILLAGE

Exhibit A

PLF-19-311, Oasis at West Villages Phase 2 Replat



Legend

 Water Features

PLF-19-311

Future Land Use

 Original

 VILLAGE

 Replat



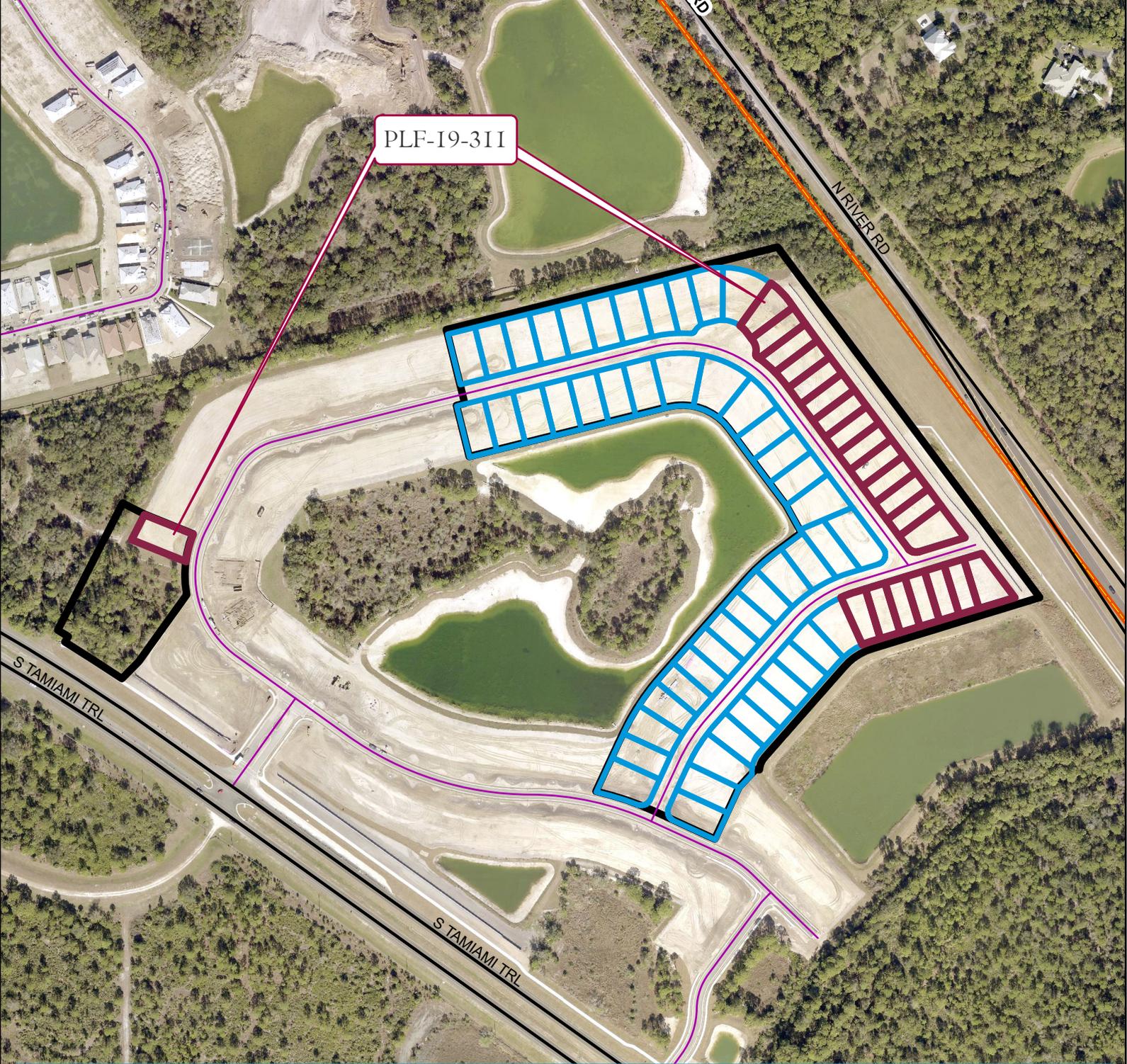
Prepared by NDS/Planning Division
January 22, 2020

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

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.

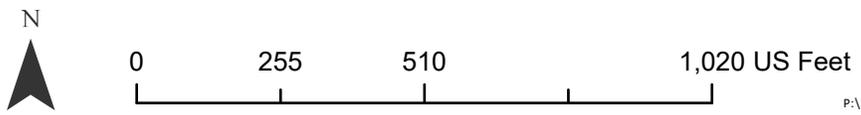
Property Data Source: Sarasota County Property Appraiser

AERIAL
PLF-19-311, Oasis at West Villages Phase 2 Replat



PLF-19-311

-  Original
-  Replat



Prepared by NDS/Planning Division
January 22, 2020

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.

Aerial Source: Sarasota County 2018 Aerial

AFFIDAVIT

I (the undersigned), Robert R. Cunningham 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 19 day of December, 2019

[Signature]
Signature of Applicant or Authorized Agent

Robert R. Cunningham, PSM
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 19th day of DECEMBER, 2019, by ROBERT R. CUNNINGHAM who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I, JOHN LUCZYNSKI, property owner, hereby authorize Robert R. Cunningham, (Stantec Consulting Services Inc.) to act as Agent on our behalf to apply for this application on the property described as (legal description) Oasis At West Villages, Phase 2 Replat

[Signature]
Owner

12/17/19
Date

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17 day of Dec, 2019, by John Luczynski who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Williams Parker Harrison Dietz & Getzen, PLLC

Fund File Number: 822033

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** CLF-OASIS
PH 2 REPLAT

Effective Date of Search: December 9, 2019 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

Tract 701, Oasis at West Villages, Phase 1 as recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida.

and

Lots 38 through 55, Oasis at West Villages, Phase 2 as recorded in Plat Book 53, Page 133 of the Public Records of Sarasota County, Florida.

Record Title Vested in:

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership, by Special Warranty Deed recorded in the Official Records as Instrument Number 2014062916, Public Records of Sarasota County, Florida.

Prepared Date: December 17, 2019

Attorneys' Title Fund Services, LLC

Prepared by: Peggy Frook, Senior Examiner

Phone Number: (800) 228-8137 x6604

Email Address: PFrook@TheFund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 822033

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number 2004216589, as amended in Instrument Number 2005257191 and Instrument Number 2007018906 of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraphs 5.1 and 5.3.
2. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number 2005197548 as amended under Instrument Number 2008099652 of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraph 3.3.
3. Amended and Restated Utility Agreement recorded in Instrument Number 2007064870, and 2019 Amended and Restated Utilities Agreement recorded in Instrument Number 2019125013, of the Public Records of Sarasota County, Florida, which contain provisions creating easements, use restrictions, and charges in favor of the City of North Port.
4. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument Number 2004223490, Instrument Number 2005023829, Instrument Number 2005032617, Instrument Number 2005149323, Instrument Number 2006023618, Instrument Number 2006023619, Instrument Number 2007048565, Instrument Number 2007086622, Instrument Number 2007086623, Instrument Number 2007176566, Instrument Number 2008055051, Instrument Number 2008055052, Instrument Number 2008055053, Instrument Number 2016034012, Instrument Number 2016036451, and Instrument Number 2016047842, Instrument Number 2016142210, Instrument Number 2016142211, Instrument Number 2016142212, Instrument Number 2016142213, Instrument Number 2016142214, Instrument Number 2016142215, Instrument Number 2016142216, Instrument Number 2016142217, Instrument Number 2017013324, Instrument Number 2018000839, Instrument Number 2018000840, Instrument Number 2018084717, Instrument Number 2018105750, Instrument Number 2018142894, Instrument Number 2018154491, Instrument Number 2018164671, and Instrument Number 2019007882, Public Records of Sarasota County, Florida.
5. Subject to Terms, Conditions and Restrictive Covenants contained in Section 18.02(b) of that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument Number 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument Number 2009037412 and re-recorded in Instrument Number 2009044358, of the Public Records of Sarasota County, Florida, which contain provisions for use restrictions, and covenants as described in said Section 18.02(b) as contained in the referenced instruments.
6. Drainage Easement in favor of Sarasota County recorded in Instrument Number 2012030631, Public Records of Sarasota County, Florida.
7. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 822033

Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.

8. Recorded Notice of Environmental Resource Permit by the Southwest Florida Water Management District, recorded in Instrument Number 2015143658, Public Records of Sarasota County, Florida.
9. Recorded Notice of Environmental Resource Permit by the Southwest Florida Water Management District recorded in Instrument Number 2016060419, Public Records of Sarasota County, Florida.
10. Ordinance No. 2015-19, City of North Port, Florida, rezoning property, recorded in Instrument Number 2015072676, Public Records of Sarasota County, Florida.
11. Development Agreement Relating to River Road Stormwater Improvements recorded in Instrument Number 2016078402, Public Records of Sarasota County, Florida.
12. Real Property Dedication Agreement recorded in Instrument Number 2016136666, as amended by First Amendment to Real Property Dedication Agreement recorded in Instrument Number 2017082888, together with Assignments of Educational System Impact Fee Credits thereunder recorded in the Official Records as Instrument Number 2017117935, Instrument Number 2017127518, Instrument Number 2017130231, Instrument Number 2017154368, Instrument Number 2018010588, Instrument Number 2018030963, Instrument Number 2018037575, Instrument Number 2018094442, Instrument Number 2018121028, Instrument Number 2018141014, Instrument Number 2019007128, Instrument Number 2019009298, Instrument Number 2019034485, Instrument Number 2019038734, Instrument Number 2019042028, Instrument Number 2019061327, Instrument Number 2019076299, and Instrument Number 2019139692, Public Records of Sarasota County, Florida,
13. Public/Private Stormwater and Recreation Area Easement and Maintenance Agreement Relating to a Joint Use Stormwater Facility in West Villages Village B, recorded in Instrument Number 2016158364, together with Consent to Easement recorded in Instrument Number 2016158366, Public Records of Sarasota County, Florida.
14. Construction and Maintenance Easement Agreement in favor of the West Villages Improvement District, a local unit of special-purpose government, recorded in Instrument Number 2017001563, Public Records of Sarasota County, Florida.
15. Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1) recorded in Instrument Number 2017111576, Public Records of Sarasota County, Florida.
16. Declaration of Consent To Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit of Development No. 1) recorded in Instrument Number 2017111577, Public Records of Sarasota County, Florida.
17. All matters contained on the Plat of OASIS AT WEST VILLAGES, PHASE 1, as recorded in Plat Book 51, Page 231, Public Records of Sarasota County, Florida.
18. All matters contained on the Plat of OASIS AT WEST VILLAGES, PHASE 2, as recorded in Plat Book 53, Page 133, Public Records of Sarasota County, Florida.
19. Declaration of Restrictions for Oasis at West Villages recorded in Instrument Number 2017159438, as amended in Instrument Number 2018037578 and Instrument Number

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 822033

2019103106, Public Records of Sarasota County, Florida, which contain provisions creating easements and/or assessments.

20. Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not 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 by name in the property information report as the recipient(s) of the property information report.

OASIS AT WEST VILLAGES, PHASE 2 REPLAT

A REPLAT OF TRACT 701 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 & A REPLAT OF LOTS 38 – 55 OF OASIS AT WEST VILLAGES, PHASE 2 AS RECORDED IN PLAT BOOK 53, PAGE 133 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat, and:

PRIVATE:

Does hereby dedicate and set apart the drainage and utility easements shown and described on this plat for said uses and purposes to West Villages Improvement District (the "District"), and Oasis at West Villages Community Association, Inc., a Florida corporation not for profit (the "Association") and does further hereby dedicate and set apart the utility easements shown and described on this plat for said uses and purposes to authorized utility companies providing power, gas, telephone, water, sewer, electric, cable television, and other utilities to the subdivision, such dedications being subject to any rights dedicated to the City of North Port by this plat; and

PUBLIC:

Does hereby dedicate all utility easements shown and described on this plat for said uses and purposes to the City of North Port forever.

IN WITNESS WHEREOF, the companies have caused this certificate to be executed in their name this ____ day of _____, ____.

Witnesses:

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP,
a Florida limited liability limited partnership
By: Thomas Ranch Villages GP, LLC, a Delaware
limited liability company, as General Partner
By: Thomas Ranch Manager, LLC, a
Delaware limited liability company,
as Manager

Signature of Witness

Print Name of Witness save

Signature of Witness

Print Name of Witness

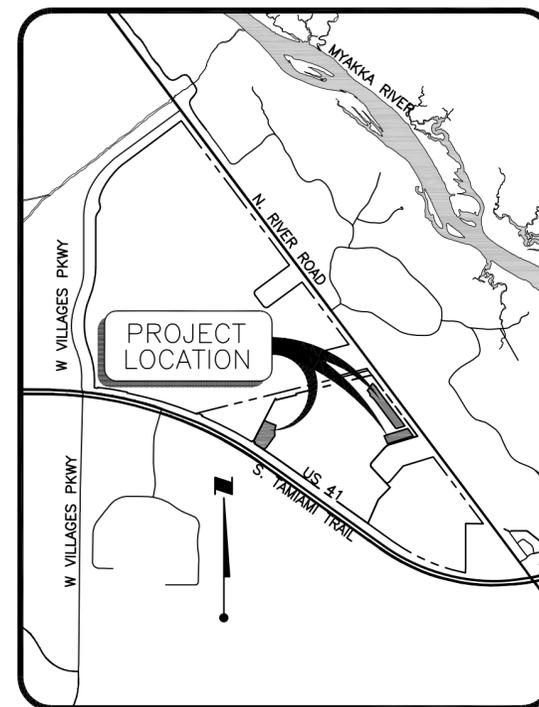
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned notary public, personally appeared Richard P. Severance, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership, and who acknowledged before me that he executed such Certificate on behalf of the partnership and companies.

Witness my hand and official seal this ____ day of _____, ____.

Notary Public, State of Florida at Large

My commission expires: _____



LOCATION MAP
SCALE: 1"=1,800'

NOTICE

1. The Declaration of Restrictions for Oasis at West Villages was recorded in the Official Records as Instrument Number 2017159438, Public Records of Sarasota County, Florida as amended in the First Amendment recorded in the Official Records as Instrument Number 2018037578, Public Records of Sarasota County, Florida and as further amended in the Second Amendment recorded in Official Records as Instrument Number 2019103106, Public Records of Sarasota County, Florida (collectively the "Declaration"). An additional amendment to the Declaration is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
2. Tract 702 is a future development area to be retained by developer.
3. A portion of N-2 Neighborhood 2 of the Village "B" VDP of West Villages.

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, the undersigned, hereby certify that I have reviewed this plat and in my opinion it conforms to the current subdivision ordinance of the City of North Port, Florida.

By: _____ Date _____
City Engineer
Florida Certificate # _____

CERTIFICATE OF APPROVAL OF THE CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida this ____ day of _____, A.D. ____.

By: _____ Date _____
Mayor

Attest: _____ Date _____
City Clerk

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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By: _____
Chairperson

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

Karen E. Rushing
Clerk of the Circuit Court
Sarasota County, Florida
By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes.

Alan K. Fish, PSM Florida
Certificate #3941
Date _____

CERTIFICATE OF SURVEYOR

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

STANTEC CONSULTING SERVICES, INC. L.B.#7866

Date: _____ By: _____
Robert. R. Cunningham, P.S.M.
Florida Certificate #3924



Stantec

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

Task Code: 845
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 2 REPLAT

A REPLAT OF TRACT 701 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 & A REPLAT OF LOTS 38 - 55 OF OASIS AT WEST VILLAGES, PHASE 2 AS RECORDED IN PLAT BOOK 53, PAGE 133 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (E1.7) with a base flood elevation of 7 feet, North American Vertical Datum (NAVD) of 1988, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C370F, effective 11/4/2016.

DESCRIPTION: (Prepared by the Signing Surveyor and Mapper)

Tract 701, Oasis at West Villages, Phase 1 as recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida.

Lots 38 through 55, Oasis at West Villages, Phase 2 as recorded in Plat Book 53, Page 133 of the Public Records of Sarasota County, Florida.

LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
- = 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#043 SARCO RW) UNLESS NOTED OTHERWISE
- = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- D = CENTRAL ANGLE
- L = ARC LENGTH
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BEARING
- C# = CURVE # (SEE CURVE TABLE)
- L# = LINE # (SEE LINE TABLE)
- O.R.BK = OFFICIAL RECORDS BOOK
- O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
- LB# = LICENSED BUSINESS NUMBER
- NT = NON-TANGENT
- DISTRICT = WEST VILLAGES IMPROVEMENT DISTRICT

SURVEYORS NOTES:

- Bearings shown hereon are arbitrary and are based on the westerly right-of-way line of North River Road (County Road No. 777) having a bearing of S36°46'13"E and do not refer to the true meridian.
- Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet (NAVD) of 1988. To convert to National Geodetic Vertical Datum (NGVD) of 1929, add 1.11 feet.
- Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
- The plat boundary contains 234,910 square feet or 5.3928 acres, more or less.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

There are hereby expressly reserved to THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability partnership (the "Company"), its successors or assigns, easements of ten (10) feet in width along all front lot lines, two and one half (2.5) feet in width along all side lot lines, and five (5) feet in width along all rear lot lines for the express purpose of accommodating surface and underground drainage and underground utilities. Where more than one lot or parts of one or more lots are intended as a building site, only the outside boundaries of the building site shall carry said easements.

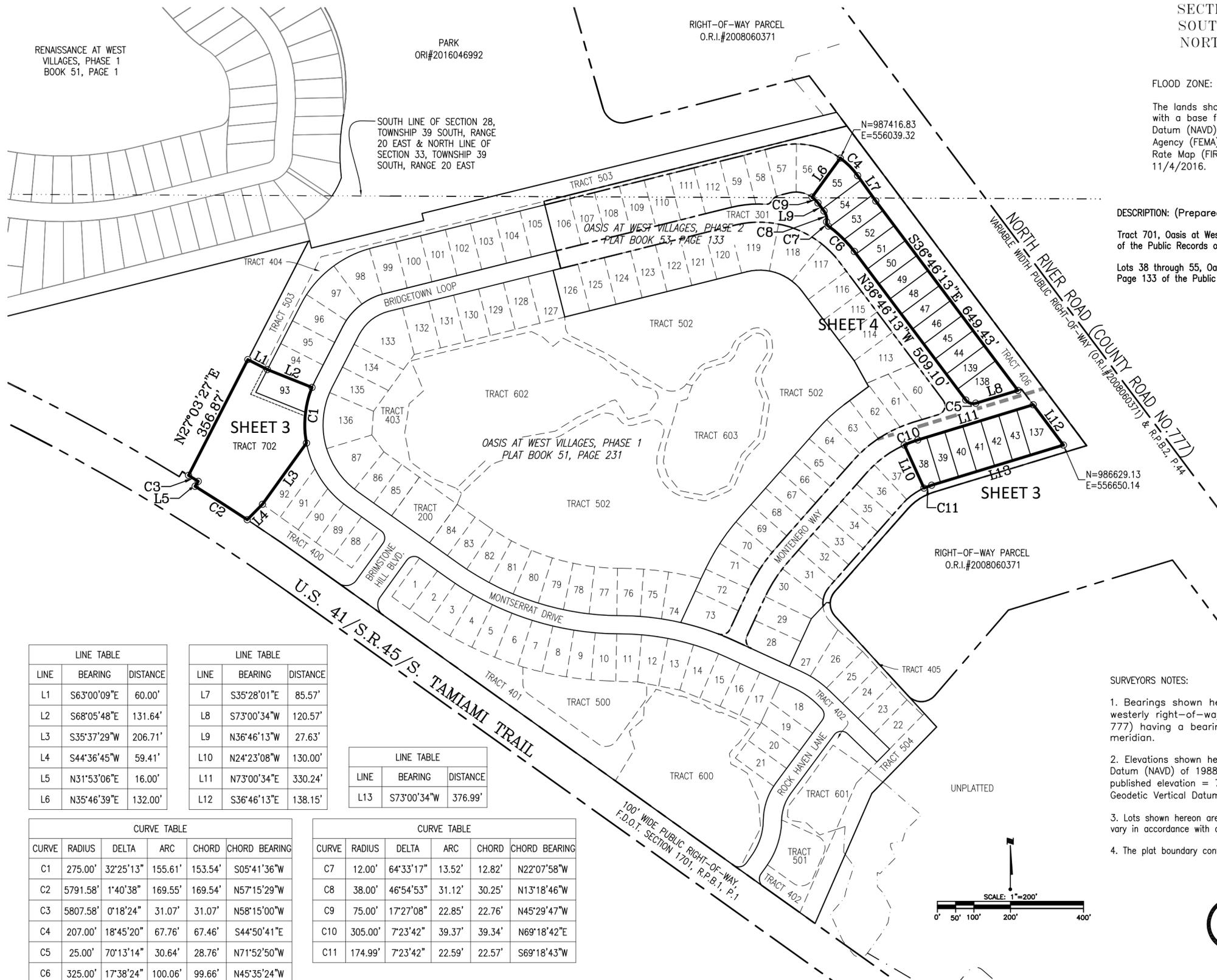
UTILITY EASEMENTS

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

DRAINAGE EASEMENTS:

The Company does hereby grant nonexclusive drainage easements to the District for stormwater drainage purposes over, under, and across each area depicted on this plat as a "Drainage Easement".



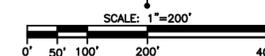
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°00'09"E	60.00'
L2	S68°05'48"E	131.64'
L3	S35°37'29"W	206.71'
L4	S44°36'45"W	59.41'
L5	N31°53'06"E	16.00'
L6	N35°46'39"E	132.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S35°28'01"E	85.57'
L8	S73°00'34"W	120.57'
L9	N36°46'13"W	27.63'
L10	N24°23'08"W	130.00'
L11	N73°00'34"E	330.24'
L12	S36°46'13"E	138.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S73°00'34"W	376.99'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	275.00'	32°25'13"	155.61'	153.54'	S05°41'36"W
C2	5791.58'	1°40'38"	169.55'	169.54'	N57°15'29"W
C3	5807.58'	0°18'24"	31.07'	31.07'	N58°15'00"W
C4	207.00'	18°45'20"	67.76'	67.46'	S44°50'41"E
C5	25.00'	70°13'14"	30.64'	28.76'	N71°52'50"W
C6	325.00'	17°38'24"	100.06'	99.66'	N45°35'24"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C7	12.00'	64°33'17"	13.52'	12.82'	N22°07'58"W
C8	38.00'	46°54'53"	31.12'	30.25'	N13°18'46"W
C9	75.00'	17°27'08"	22.85'	22.76'	N45°29'47"W
C10	305.00'	7°23'42"	39.37'	39.34'	N69°18'42"E
C11	174.99'	7°23'42"	22.59'	22.57'	S69°18'43"W



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Task Code: 855
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 2 REPLAT

A REPLAT OF TRACT 701 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 & A REPLAT OF LOTS 38 - 55 OF OASIS AT WEST VILLAGES, PHASE 2 AS RECORDED IN PLAT BOOK 53, PAGE 133 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

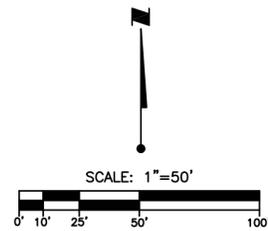
LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
- ⊙ = 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#043 SARCO RW) UNLESS NOTED OTHERWISE
- = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)

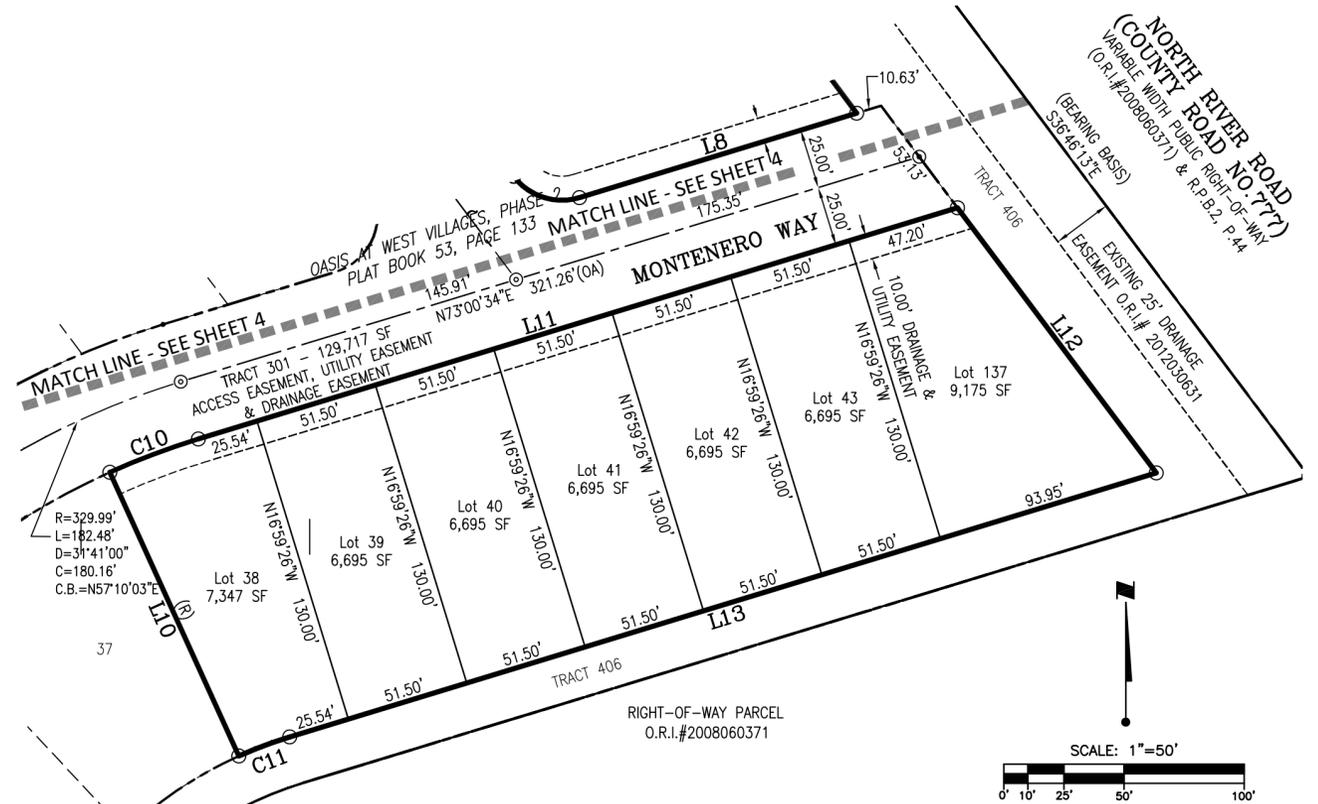
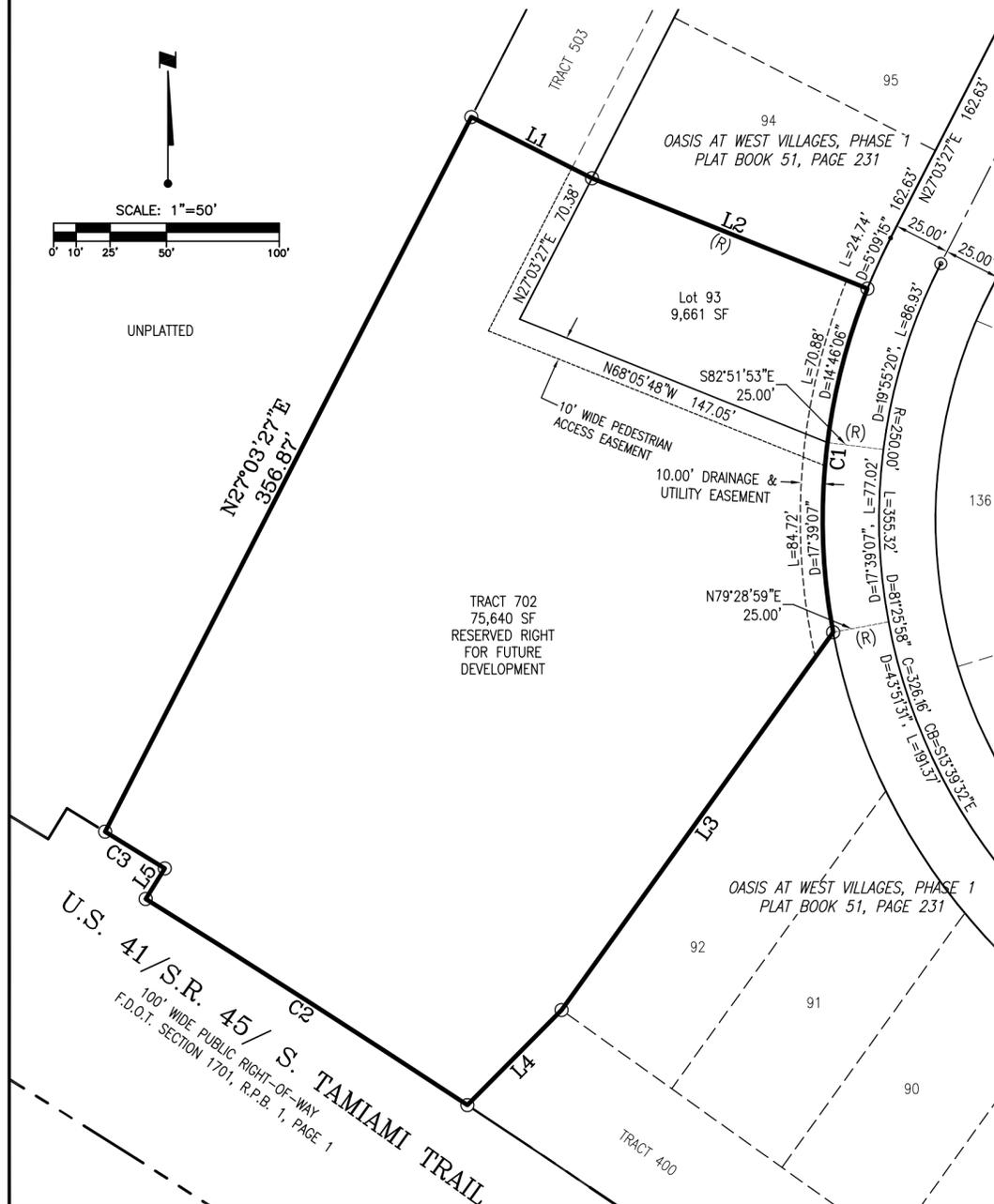
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
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- D = CENTRAL ANGLE
- L = ARC LENGTH
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- C# = CURVE # (SEE CURVE TABLE)
- L# = LINE # (SEE LINE TABLE)
- O.R.# = OFFICIAL RECORDS BOOK INSTRUMENT NUMBER
- LB# = LICENSED BUSINESS NUMBER
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- LMAE = LAKE MAINTENANCE ACCESS EASEMENT

LINE	BEARING	DISTANCE
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UNPLATTED

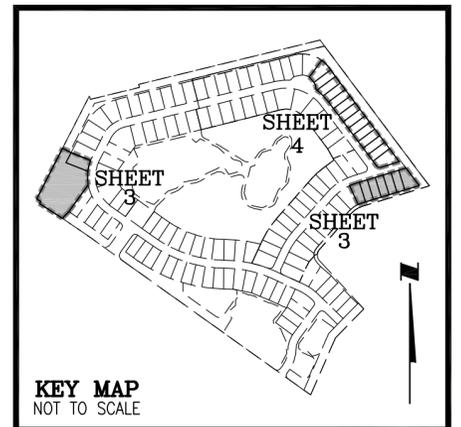


FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (E1.7) with a base flood elevation of 7 feet, North American Vertical Datum (NAVD) of 1988, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C370F, effective 11/4/2016.

SURVEYORS NOTES:

- Bearings shown hereon are arbitrary and are based on the westerly right-of-way line of North River Road (County Road No. 777) having a bearing of S36°46'13"E and do not refer to the true meridian.
- Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet (NAVD) of 1988. To convert to National Geodetic Vertical Datum (NGVD) of 1929, add 1.11 feet.
- Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.



KEY MAP
NOT TO SCALE



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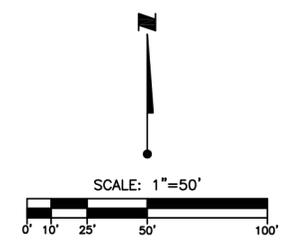
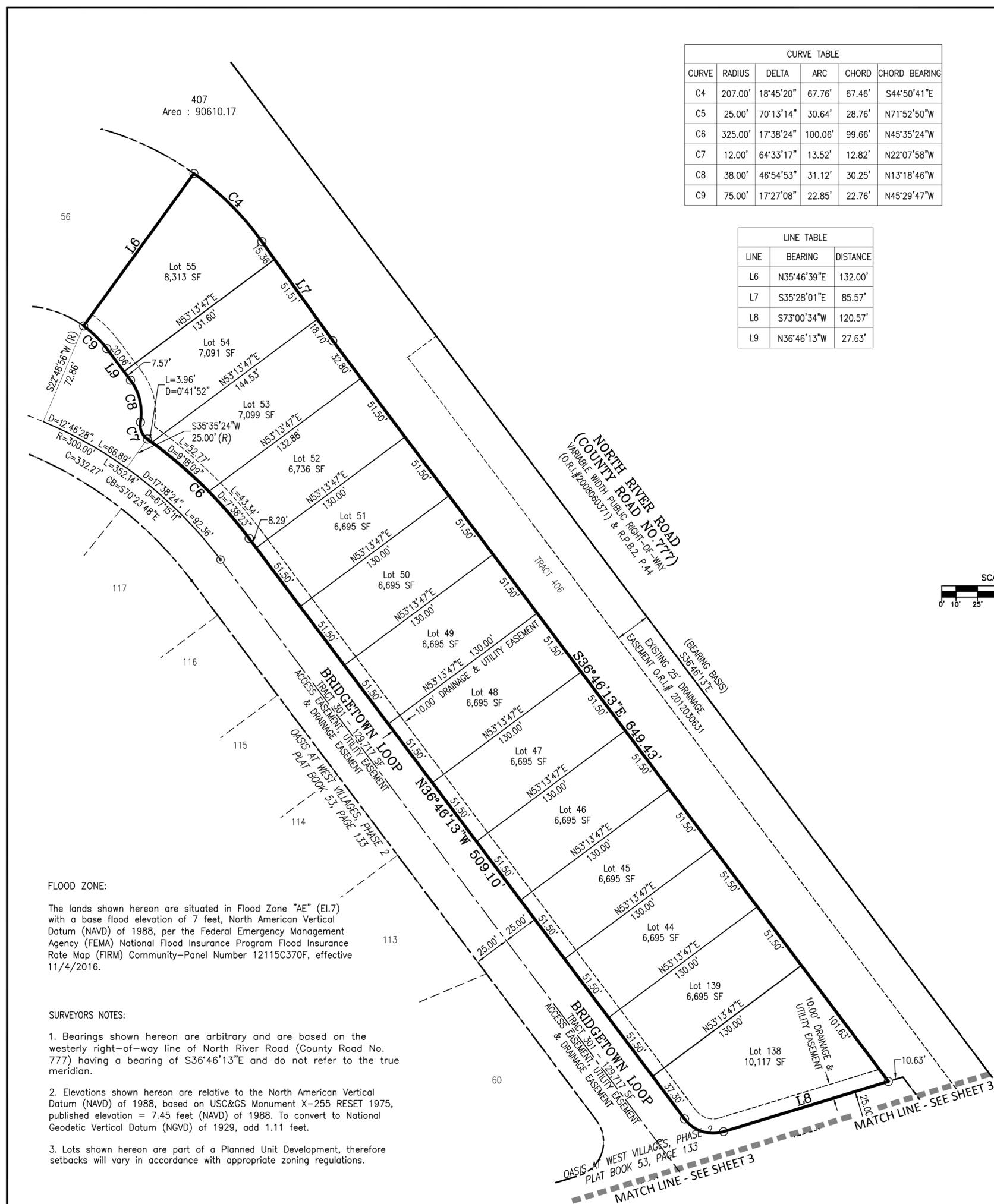
Task Code: 830
Project Number: 215612617

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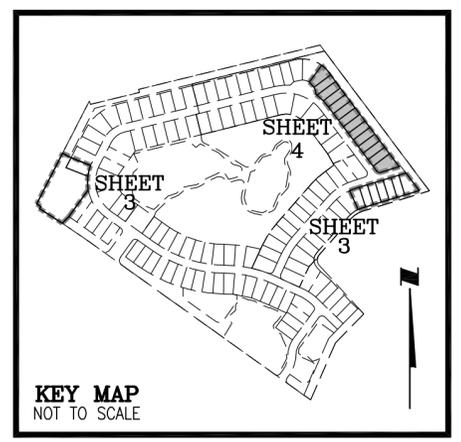


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Task Code: 830
 Project Number: 215612617

Rhea Lopes

From: Alan Fish <alanvbfa@gmail.com>
Sent: Wednesday, January 22, 2020 12:32 PM
To: Alison Christie
Subject: "Oasis at West Villages, Phase 2 Replat"

Alison,

I have performed a review of the revised Plat re-submitted for the above referenced Subdivision. My previous comments have been addressed and I found the Plat to now be in conformance with Chapter 177, Part One, Florida Statutes.

Alan K. Fish, PSM
Van Buskirk / Fish & Associates, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL. 34287
Ph- 941 426 0681

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