



STAFF REPORT

NEIGHBORHOOD DEVELOPMENT SERVICES

Planning & Zoning Division

To: Peter D. Lear, CPA, CGMA, City Manager

Thru: Scott Williams, Director, Neighborhood Development Services

Thru: Frank Miles, Planning Manager

From: Sherry Willette-Grondin, Zoning Coordinator

Date: November 16, 2017

Subject: PLF 17-146, Oasis at the West Villages, Phase I, Final Plat

RECOMMENDATION: The City Commission approve Petition No. PLF-17-146, Oasis at the West Villages, Phase I, Final Plat based on Staff's findings that this petition is consistent with the adopted Comprehensive Plan, complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

I. GENERAL INFORMATION

Project: Oasis at the West Villages, Phase I, Final Plat

Request: Robert R. Cunningham, PSM, Stantec Consulting Services, Inc., on behalf of Bradford Soule, Vice-President, Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, is requesting approval of the Oasis at the West Villages, Phase I, Final Plat.

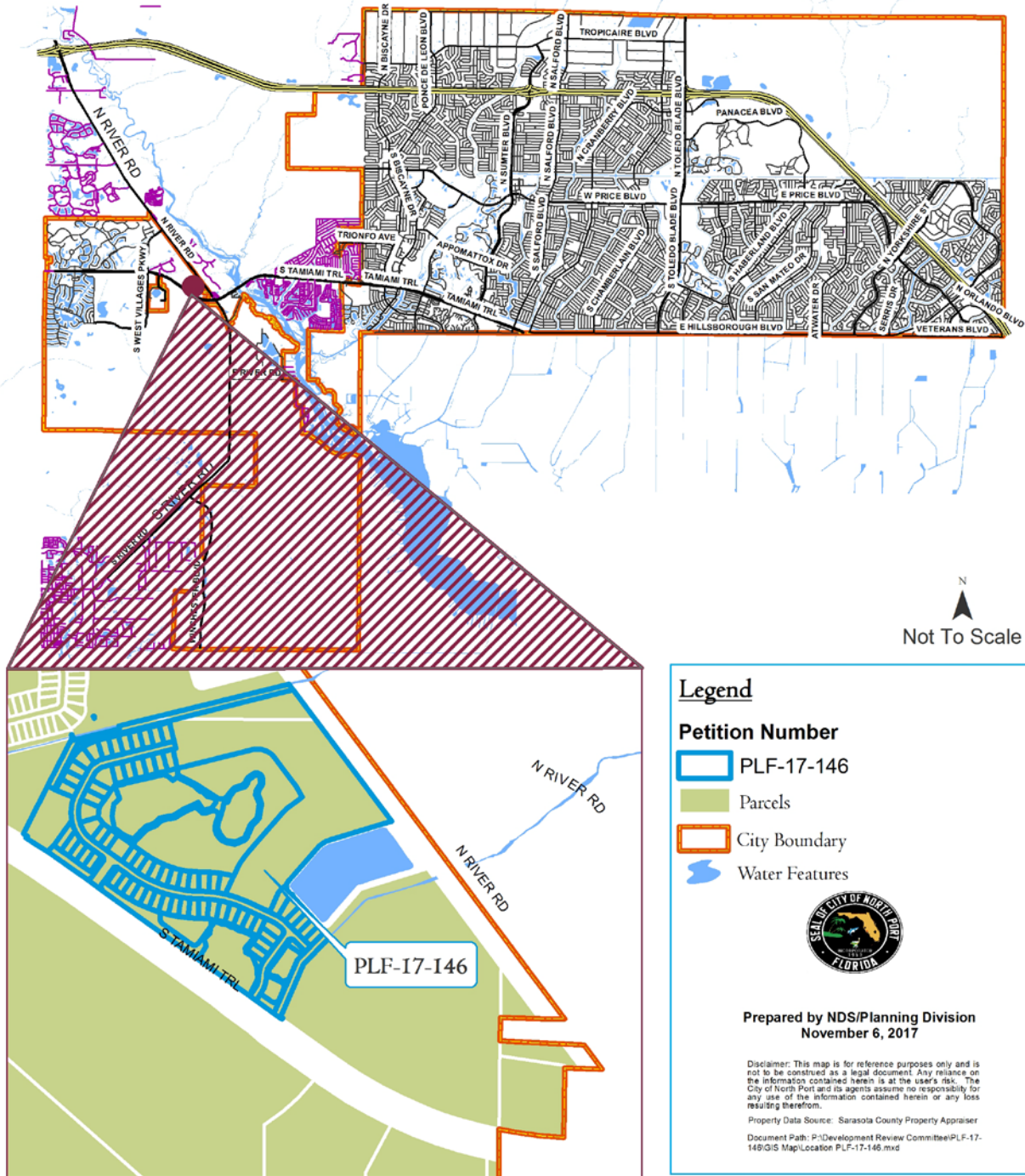
Applicant: Robert R. Cunningham, PSM, Stantec Consulting Services, Inc., on behalf of Bradford Soule, Vice-President, Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, **(Exhibit A- Affidavit)**

Owner(s): Thomas Ranch Partners Village I, LLLP, a Florida limited liability limited partnership, 7000 South Tamiami Trail, Venice, FL 34293 **(Exhibit B- Title Opinion)**

General Location: The subject property is located north of and adjacent to US-41 (Tamiami Trail), southwest of N. River Road, and east of West Villages Parkway. (Sections 28 and 33, Township 39S, Range 20E).

Property Size: ±66.5951 acres. **(Exhibit C- Survey)**


LOCATION MAP City of North Port PLF-17-146 Oasis Phase I

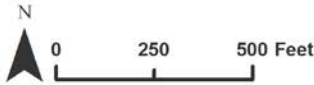


AERIAL
PLF-I7-I46 Oasis Phase I



Legend

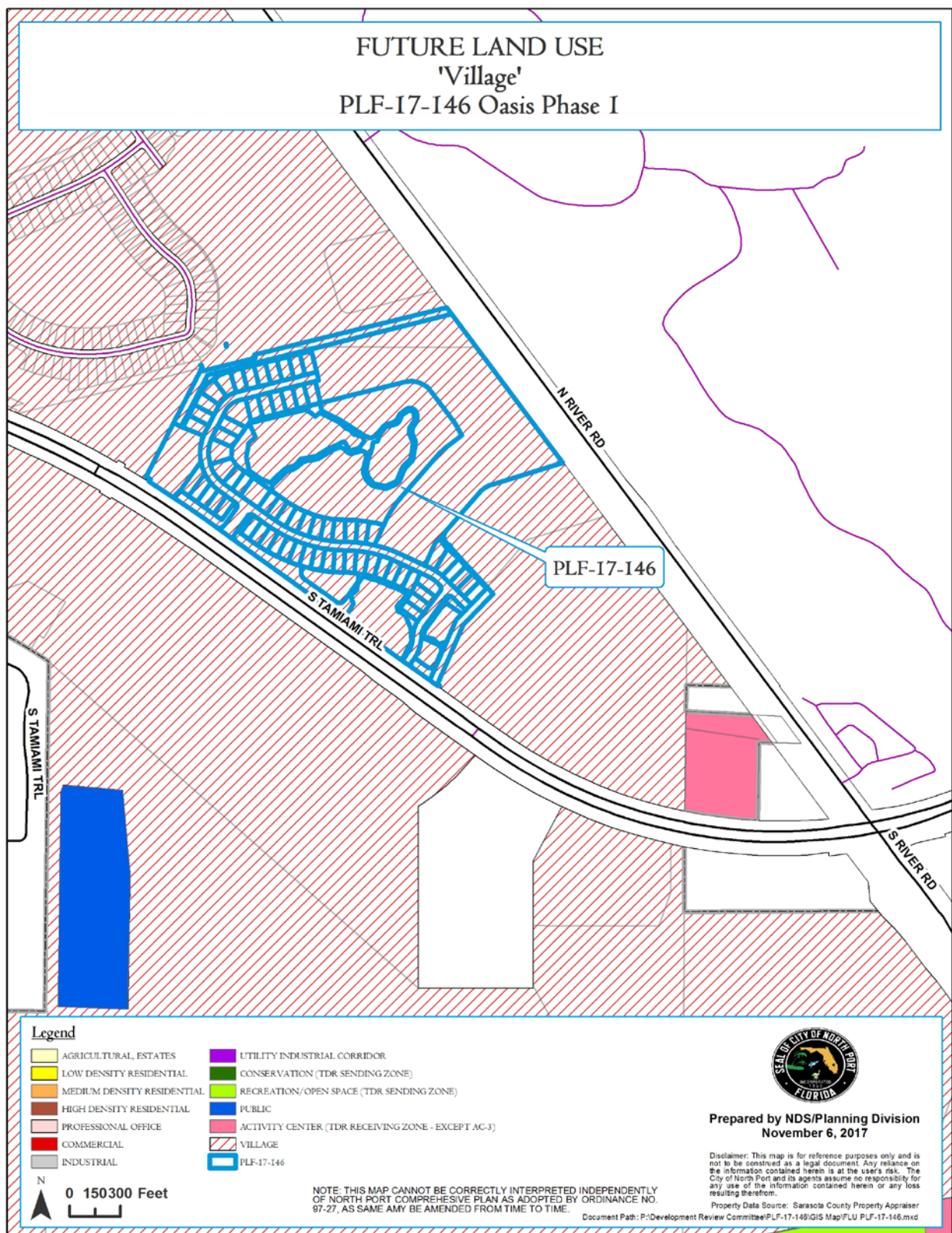
-  PLF-I7-I46
-  City Boundary



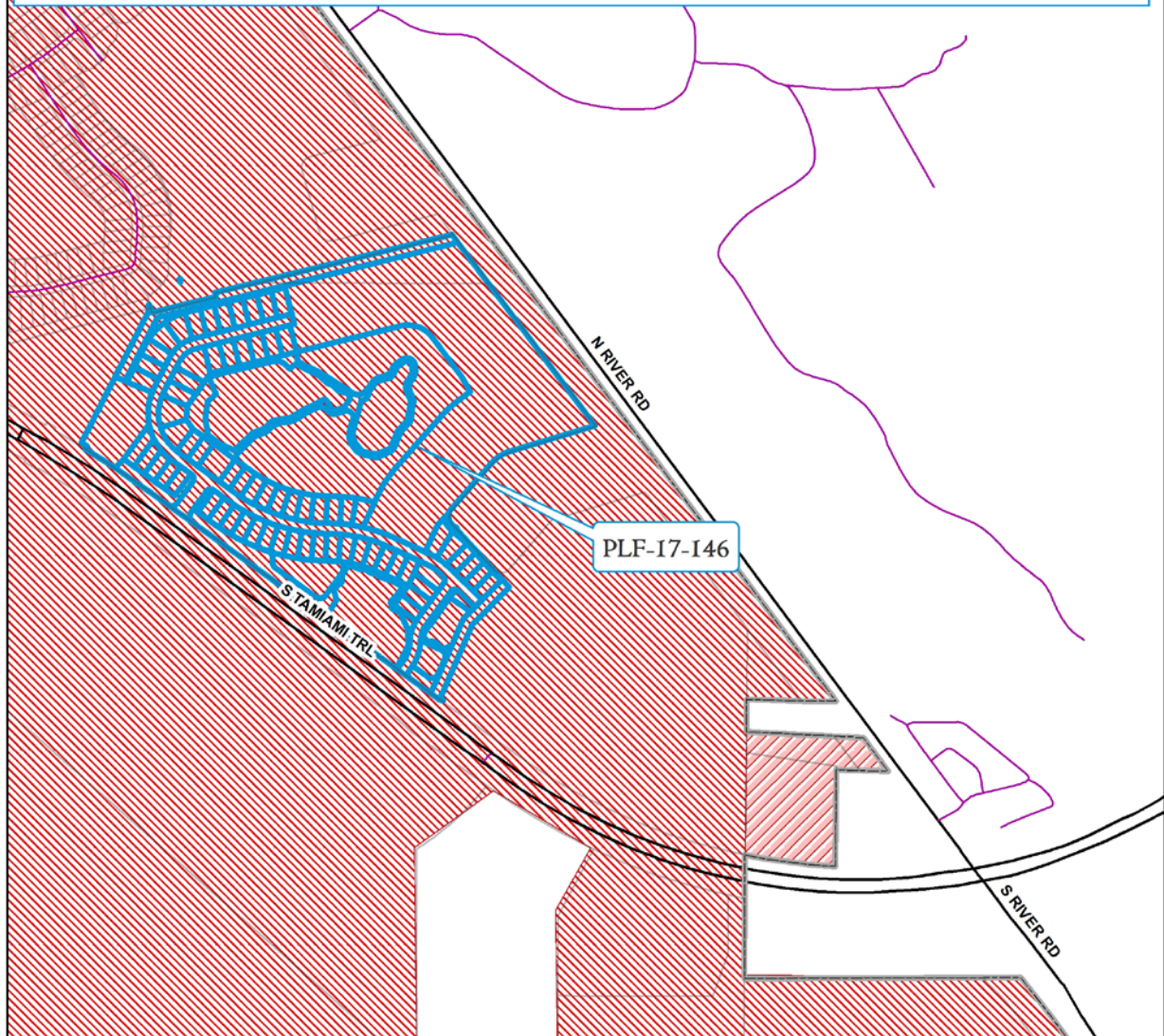
Prepared by NDS/Planning Division
November 6, 2017

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 2016 Aerial
Document Path: P:\Development Review Committee\PLF-I7-I46\GIS Map\Aerial PLF-I7-I46.mxd



CURRENT ZONING 'Village (V)' PLF-17-146 Oasis Phase I



Legend

Zoning Classifications

- AC-7 - Activity Center 7
- CLR - Commercial Redevelopment Low Impact
- V - Village
- CGS - Commercial General S
- NC-HI - Neighborhood Commercial-High Intensity
- NC-LI - Neighborhood Commercial-Low Intensity
- ComRec - Commercial/Recreation

- AG - Agriculture
- CD - Conservation District
- ROS - Recreation/Open Space
- GU - Government Use
- ILW - Industrial/Light Warehouse
- CG - Commercial General
- OPI - Office/Professional/Institutional
- UIC - Utility Industrial Corridor

- PCD - Planned Community Development
- RSF-2 - Residential Single Family 2
- RSF-3 - Residential Single Family 3
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- RTF - Residential Two Family
- NZD - No Zoning Designation



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 07-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

Document Path: P:\Development Review Committee\PLF-17-146\GIS Map\CurrentZoning PLF-17-146.mxd



Prepared by NDS/Planning Division
November 6, 2017

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Property Data Source: Sarasota County Property Appraiser

II. STAFF RECOMMENDATION

Staff recommends the City Commission **APPROVE** Petition No. PLF-17-146, Oasis at the West Villages, Phase I, Final Plat.

PLANNING AND ZONING ADVISORY BOARD RECOMMENDATION

The Planning and Zoning Advisory Board at its regularly scheduled meeting of November 16, 2017, voted unanimously 6-0 to recommend that the City Commission approve Petition No. PLF-17-146, Oasis at the West Villages, Phase 1, Final Plat. There were no issues raised.

III. STAFF ANALYSIS AND FINDINGS

In 2016, the subdivision plans (SCP-15-173) and associated infrastructure plans (INF-15-174) for the Oasis at the West Villages were approved for the construction of 136 single-family homes, an amenity center and associated roadways, drainage and utility infrastructure. The total site contains approximately ± 66.5951 acres.

Petition No. PLF-17-146, Oasis at the West Villages, Phase 1, Final Plat includes 68 residential lots, the amenity center tract, and associated road right-of-way, drainage and utility easements. Phase 2 is expected to be platted sometime in 2018 and will include the remaining 68 lots, associated road right-of-way, drainage and utility easements.

Staff finds that Petition No. PLF 17-146, Oasis at the West Villages, Phase I, Final Plat (**Exhibit D – Oasis at the West Villages Phase I Plat**), meets the requirements of the Comprehensive Plan, Chapter 37, Article II. Sec. 37-8, of the Unified Land Development Code (ULDC), Chapter 177 of the Florida Statutes, and is consistent with the West Villages District Pattern Plan (VDPP) for Village B, VDC-14-161 approved by Commission on May 26, 2015, and the subdivision/infrastructure approvals.

A bond in the amount of \$5,586,209.00 for construction of the associated infrastructure to include roadways, sidewalks, water and sanitary sewer utilities, irrigation and landscaping was received by the City of North Port in 2016 under project number INF-15-174, Oasis at the West Villages.

IV. LAND USE

Adopted Future Land Use Map Designation: Village

Adopted Zoning Map Designation: Village

Existing Land Use(s): Vacant

Surrounding Land Uses:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Residential	Sarasota County	Sarasota County OUE- Open Use Estate
South	Vacant	Village	Village
West	Single Family Residential	Village	Village
East	Residential	Sarasota County	Sarasota County OUE- Open Use Estate

V. SERVICES AND FACILITIES

Potable Water: City of North Port Utilities

Sanitary Sewer: City of North Port Utilities

Transportation: The site is immediately served by US-41 (Tamiami Trail)

VI. ENVIRONMENTAL

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

Flood Zone : FEMA Flood Zone AE, Community Panel Number 12115C0365F and 12115C370F effective November 4, 2016.

VII. REVIEW PROCESS

A. Staff Development Review (SDR): City of North Port staff has reviewed the Final Plat in addition to the City Surveyor.

VIII. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

November 16, 2017
9:00 AM or as soon thereafter

**City Commission
Public Hearing**

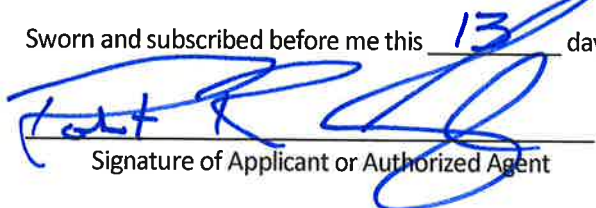
December 12, 2017
1:00 PM or as soon thereafter

Exhibit A

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(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 13 day of July, 2017


Signature of Applicant or Authorized Agent

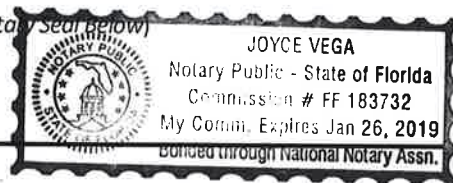
Robert R. Cunningham, Agent
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 13th day of July, 2017, by ROBERT R CUNNINGHAM who is personally known to me or has produced _____ as identification, and who did/did not take an oath.


Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, property owner(s), hereby authorize Robert R. Cunningham (Stantec Consulting Services Inc. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) See Exhibit "A"


Signature of Owner

7/13/17
Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 13th day of July, 2017, by Bradford Soule who is personally known to me or has produced _____ as identification, and who did not take an oath.


Signature - Notary Public

(Place Notary Seal Below)

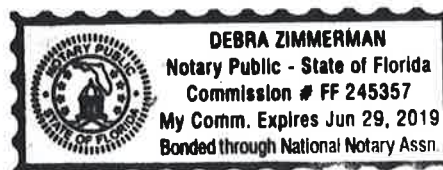


Exhibit A

Exhibit "A"

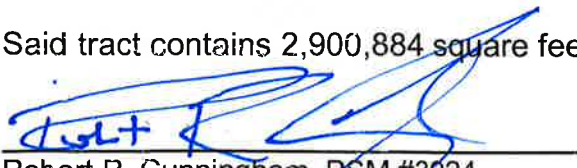
OASIS AT WEST VILLAGES, PHASE I

DESCRIPTION: (Prepared by the Signing Surveyor and Mapper)

A tract of land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at southeast corner of Tract 408 of Renaissance at West Villages, Phase 1 recorded in Plat Book 51, Page 1 of the Public Records of Sarasota County, Florida, also being a point on the westerly line of Village B Park as recorded on Official Records Instrument Number 2016066992 of the Public Records of Sarasota County, Florida; the following four (4) calls along the southerly line of said Village B Park: 1) thence S.13°46'09"E., a distance of 20.11 feet; 2) thence N.76°13'37"E., a distance of 316.35 feet; 3) thence N.14°01'23"W., a distance of 19.98 feet; 4) thence N.76°14'16"E., a distance of 1,168.38 feet to a point on the west right-of-way line of North River Road (County Road No.777)(variable width public right-of-way, Official Records Instrument Number 2008060371, and Road Plat Book 2, Page 44); the following six (6) calls are along west right-of-way line of North River Road, Official Records Instrument Number 2008060371: 1) thence S.36°46'13"E., a distance of 1,142.63 feet; 2) thence S.73°00'34"W., a distance of 437.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 154.99 feet and a central angle of 31°41'04"; 3) thence southwesterly along the arc of said curve, a distance of 85.71 feet, said curve having a chord bearing and distance of S.57°10'04"W., 84.62 feet, to the point of tangency of said curve; 4) thence S.41°19'36"W., a distance of 302.82 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 83°48'06"; 5) thence southerly along the arc of said curve, a distance of 73.13 feet, said curve having a chord bearing and distance of S.00°34'31"E., 66.78 feet, to the point of tangency of said curve; 6) thence S.42°23'22"E., a distance of 412.70 feet; thence S.44°14'02"W., a distance of 254.25 feet; thence S.23°29'29"W., a distance of 389.67 feet to the easterly right-of way line of South Tamiami Trail (U.S. 41, S.R. 45, 100' wide public right-of-way, F.D.O.T. Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said easterly right-of-way line: 1) thence N.54°22'31"W., a distance of 1,702.43 feet to the point of curvature of a curve to the left having a radius of 5,791.58 feet and a central angle of 03°43'16"; 2) thence northwesterly along the arc of said curve, a distance of 376.14 feet to the end of said curve; the following two (2) calls are along the westerly right-of-way of additional right-of-way recorded in Official Records Instrument Number 2009155822 of said Public Records: 1) thence N.31°53'06"E., a distance of 16.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,807.58 feet and a central angle of 00°18'24"; 2) thence northwesterly along the arc of said curve, a distance of 31.07 feet, said curve having a chord bearing and distance of N.58°15'00"W., 31.07 feet, to the end of said curve; thence N.27°03'27"E., a distance of 722.12 feet; thence N.75°58'37"E., a distance of 3.12 feet to the POINT OF BEGINNING.

Said tract contains 2,900,884 square feet or 66.5951 acres, more or less.



Robert R. Cunningham, PSM #3924

Stantec Consulting Services Inc., 6900 Professional Parkway East, Sarasota, Florida 34240
(941) 907-6900, Ext. 262

Exhibit B
PLAT SEARCH

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

Fund File Number: 477507

Provided For: Williams Parker Harrison Dietz & Getzen Villages

Agent's File Reference: Oasis at West

Effective Date of Search: July 11, 2017 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See Exhibit A

Record Title Vested in:

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

Prepared Date: July 21, 2017

Attorneys' Title Fund Services, LLC

Prepared by: Joseph Furlong Jr, Commercial Examiner

Phone Number: (800) 526-3855 x6713

Email Address: JFurlong@TheFund.com

Exhibit B
PLAT SEARCH

Fund File Number: 477507

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

1. Synovus Bank, a banking corporation organized under the laws of the State of Georgia by Amended and Restated Mortgage, Assignment of Leases and Rents and Security Agree recorded in Instrument Number 2014062926, together with Mortgage Spreader, Modification and Security Agreement recorded in Instrument Number 2015141226, re-recorded in Instrument Number 2015143265 and Mortgage Spreader, Modification and Security Agreement recorded in Instrument Number 20170601112, Public Records of Sarasota County, Florida.
2. Synovus Bank by UCC Financing Statement recorded in Instrument Number 2014062927, Public Records of Sarasota County, Florida.

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 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, and Instrument Number 2017013324, 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.

Exhibit B
PLAT SEARCH

Fund File Number: 477507

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 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, 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.

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. Maximum liability for incorrect information is \$1,000.

Exhibit B
PLAT SEARCH

Exhibit A

Fund File Number: 477507

OASIS AT WEST VILLAGES

DESCRIPTION: (Prepared by the Signing Surveyor and Mapper)

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TRACT 408
RENAISSANCE AT WEST
VILLAGES, PHASE 1
BOOK 51, PAGE 1

POINT OF BEGINNING
SOUTHEAST CORNER OF TRACT 408,
RENAISSANCE AT WEST VILLAGES,
PHASE 1

N30°52'52" W 10.42'

VILLAGE B PARK
ORI#2016046992

SOUTHERLY LINE OF
VILLAGE B PARK

316.35'

N76°13'37"

TOP OF BANK

10' OFFSET

L4

L1

DITCH

722.12'

N2°03'22"

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.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

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 12115C0365F and Community—Panel Number 12115C370F, effective 11/4/2016.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

This survey does not reflect or determine ownership.

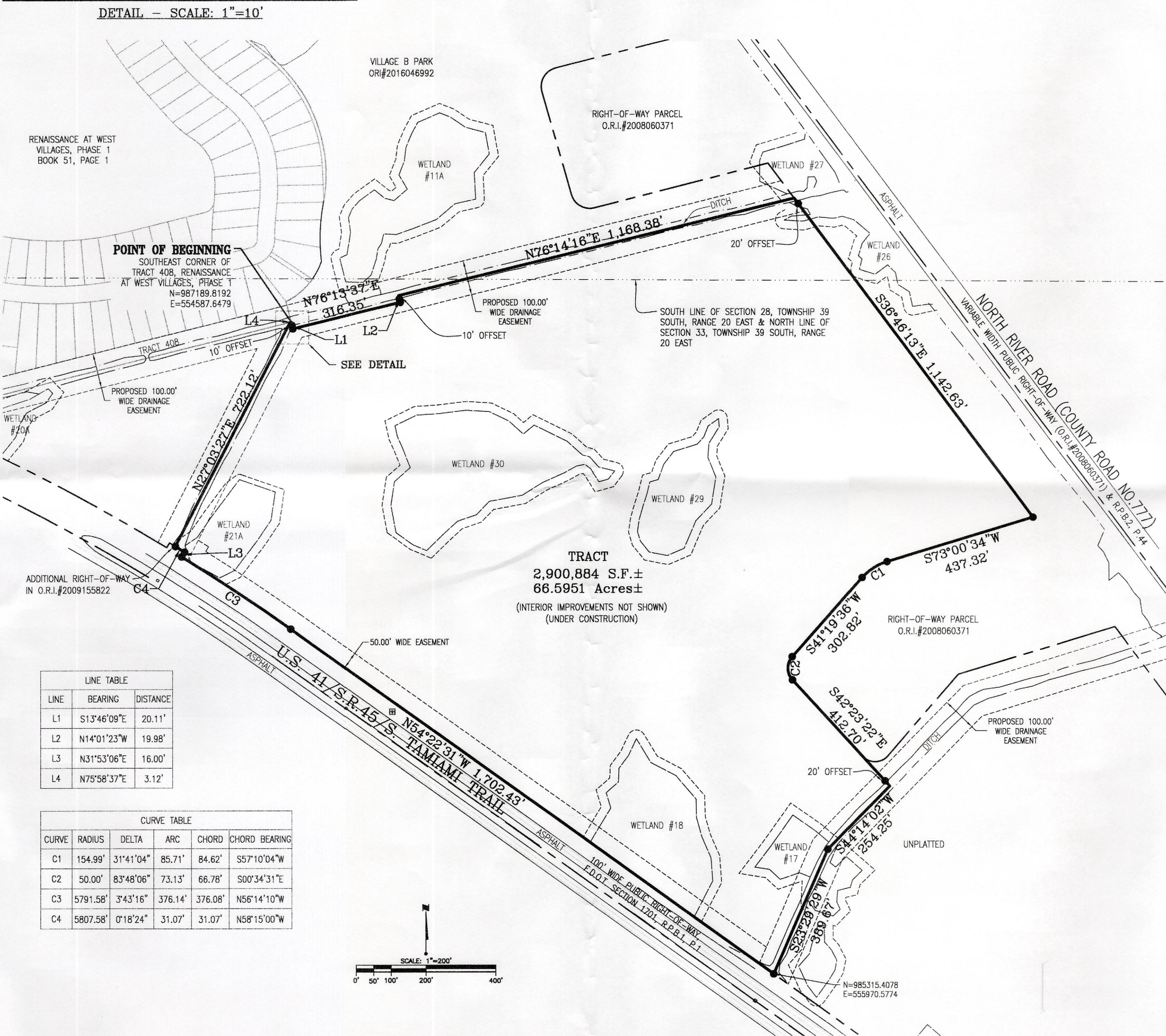
Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as platted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than that which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°46'09"E	20.11'
L2	N14°01'23"W	19.98'
L3	N31°53'06"E	16.00'
L4	N75°58'37"E	3.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	154.99'	31°41'04"	85.71'	84.62'	S57°10'04"W
C2	50.00'	83°48'06"	73.13'	66.78'	S00°34'31"E
C3	5791.58'	3°43'16"	376.14'	376.08'	N56°14'10"W
C4	5807.58'	0°18'24"	31.07'	31.07'	N58°15'00"W

□	=	4" x 4" x 2" CONCRETE MONUMENT SET "LB#7866"
■	=	FOUND CONCRETE MONUMENT (AS NOTED)
●	=	FOUND IRON ROD (AS NOTED)
○	=	FOUND IRON PIPE (AS NOTED)
○	=	5/8" x 18" IRON ROD SET "LB#7866"
○	=	FOUND CAPPED IRON ROD (AS NOTED)
+	=	FOUND CHISEL SQUARE
+	=	NAIL FOUND (AS NOTED)
⊙	=	NAIL & DISK FOUND (AS NOTED)
⊙	=	NAIL & DISK SET "LB#7866"
⊙	=	BENCH MARK
⊙	=	AERIAL TARGET

=====	=	RIGHT-OF-WAY
=====	=	PROPERTY LINE
=====	=	EDGE OF PAVEMENT
=====	=	EDGE OF WALK/CONCRETE
=====	=	CENTERLINE OF SWALE
-----X-----X-----	=	FENCE LINE
///-///-///-///-///	=	OVERHEAD UTILITY LINES
=====	=	TOP OF BANK LINE
-----	=	SECTION LINE
-----	=	EASEMENT LINE
-----	=	CENTER LINE

○	=	PEDESTRIAN CROSSING	⊠	=	BLOW OFF
○	=	PARKING METER	⊠	=	STORM INLET
○	=	TRAFFIC CONTROL BOX	⊠	=	STEAM MANHOLE
○	=	IRRIGATION CONTROL BOX	⊠	=	SANITARY MANHOLE
○	=	SPRINKLER HEAD	⊠	=	CLEAN OUT
○	=	MONITOR WELL	⊠	=	VALVE BOX
○	=	MAIL BOX	⊠	=	WATER RISER/HOSE BIB
○	=	METER POLE	⊠	=	FIRE HYDRANT
○	=	YARD DRAIN	⊠	=	WELL
○	=	MITERED END	⊠	=	METER
○	=	FLOOD LIGHT	⊠	=	FIRE DEPT. CONNECTION
○	=	SIGN			
○	=	TELEVISION CABLE RISER			
○	=	TELEPHONE RISER/METER			
○	=	TELEPHONE MANHOLE			
○	=	GAS RISER/METER			
○	=	ELECTRICAL PANEL			
○	=	ELECTRIC MANHOLE			
○	=	ELECTRICAL HAND HOLE			
○	=	ELECTRICAL TRANSFORMER PAD			
○	=	ELECTRIC RISER			
○	=	LIGHT POST			
○	=	TRAFFIC LIGHT POLE			
○	=	UTILITY POLE			
○	=	CONCRETE UTILITY POLE			
○	=	GUY ANCHOR			

A tract of land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at southeast corner of Tract 408 of Renaissance at West Villages, Phase 1 recorded in Plat Book 51, Page 1, of the Public Records of Sarasota County, Florida, also being a point on the westerly line of Village B Park as recorded on Official Records Instrument Number 2016066992 of the Public Records of Sarasota County, Florida; the following four (4) calls along the southerly line of said Village B Park: 1) thence S.13°46'09"W., a distance of 20.11 feet; 2) thence N.76°13'37"E., a distance of 316.35 feet; 3) thence N.14°01'23"W., a distance of 19.98 feet; 4) thence N.76°14'16"E., a distance of 1,168.38 feet to a point on the west right-of-way line of North River Road (County Road No.777)(variable width public right-of-way, Official Records Instrument Number 2008060371, and Road Plat Book 2, Page 44); the following six (6) calls are along the west right-of-way line of North River Road, Official Records Instrument Number 2008060371: 1) thence S.36°46'13"E., a distance of 1,142.63 feet; 2) thence S.73°00'34"W., a distance of 437.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 154.99 feet and a central angle of 31°41'04"; 3) thence southwesterly along the arc of said curve, a distance of 85.71 feet, said curve having a chord bearing and distance of S.57°10'04"W., 84.62 feet, to the point of tangency of said curve; 4) thence S.41°19'36"W., a distance of 302.82 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 83°48'06"; 5) thence southerly along the arc of said curve, a distance of 73.13 feet, said curve having a chord bearing and distance of S.00°34'31"E., 66.78 feet, to the point of tangency of said curve; 6) thence S.42°23'22"E., a distance of 412.70 feet; thence S.44°10'02"W., a distance of 254.25 feet; thence S.23°29'29"W., a distance of 389.67 feet to the easterly right-of-way line of South Tamiami Trail (U.S. 41, S.R. 45, 100' wide public right-of-way, F.D.O.T. Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said easterly right-of-way line: 1) thence N.54°22'31"E., a distance of 1,702.43 feet to the point of curvature of a curve to the left having a radius of 5,791.58 feet and a central angle of 03°43'16"; 2) thence northwesterly along the arc of said curve, a distance of 376.14 feet to the end of said curve; the following two (2) calls are along the westerly right-of-way of additional right-of-way recorded in Official Records Instrument Number 2009155822 of said Public Records: 1) thence N.31°53'06"E., a distance of 16.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,807.58 feet and a central angle of 00°18'24"; 2) thence northwesterly along the arc of said curve, a distance of 31.07 feet, said curve having a chord bearing and distance of N.58°15'00"W., 31.07 feet, to the end of said curve; thence N.27°03'27"E., a distance of 722.12 feet; thence N.75°58'37"E., a distance of 3.12 feet to the POINT OF BEGINNING.

Said tract contains 2,900,884 square feet or 66.5951 acres, more or less.

WE CERTIFY TO: THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP

that a BOUNDARY SURVEY of a 66.5951 acre tract of land in Sarasota County, Florida, was completed under our direction on June 14, 2017.

This BOUNDARY SURVEY meets the Standards of Practice set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17.05, Florida Administrative Code. No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES, INC. (LB#7866)
6900 Professional Parkway East
Sarasota, Florida 34240-8414
Phone: (941) 907-6900

BY: Robert R. Cunningham
Robert R. Cunningham, P.S.M. No.3924

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

						ACTIVITY	INITIALS/EMP.NO.	DATE
						COMPUTED BY:	EDM/110640	6/30/17
						DRAWN BY:	EDM/110640	6/30/17
						CHECKED BY:	RRC	6/30/17
						CLOSED BY:		
Δ REV NO.	REVISION				DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.	FIELD BOOK/PAGE: 586/20 CHIEF: JP



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

TITLE: BOUNDARY SURVEY OF A
66.5951 ACRE TRACT OF LAND LYING IN
SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA

DATE: 6/30/17	CLIENT: THOMAS RANCH LAND PARTNERS VILLAGE I, LLP				
HORIZONTAL SCALE: 1"=200'					
SEC. TWP. RGD. 28 & 33 - 30S - 20E					
CROSS REFERENCE FILE NO.	PROJECT NO.	TASK CODE	SHEET NUMBER	DRAWING FILE NUMBER	
	215612617	830	1 OF 1	215612617-ssu-02.0	

"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 ORANGE

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 lake maintenance and drainage easements; lake maintenance, landscape & drainage easements; and access easement; 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"), does further hereby dedicate and set apart the drainage easements shown and described on this plat for said uses and purposes to the District, does further hereby dedicate and set apart the access easement shown and described on this plat for said uses and purposes to all owners of the property in Oasis at West Villages, a subdivision, and their guests, licensees, invitees, successors, and assigns, 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, and does further hereby dedicate the lift station easement shown and described on this plat for said uses and purposes to 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

Signature of Witness

Print Name of Witness

STATE OF FLORIDA
COUNTY OF ORANGE

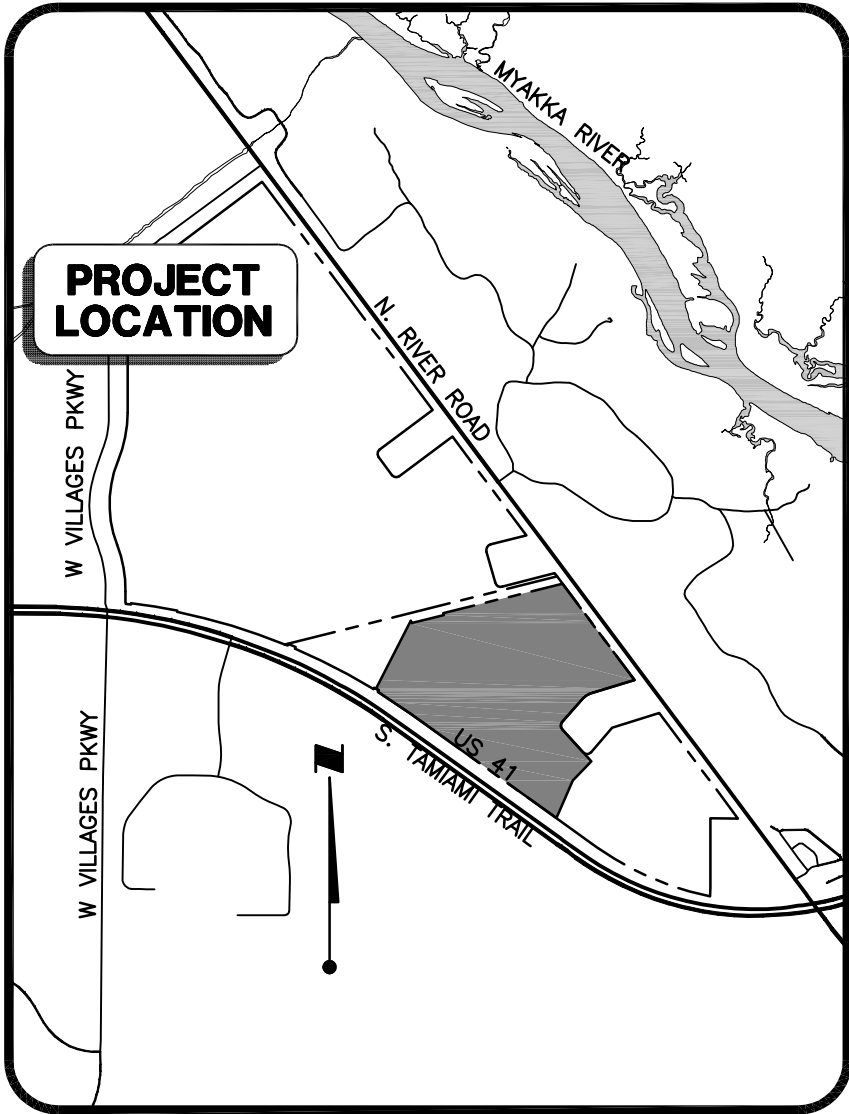
Before me, the undersigned notary public, personally appeared Leslie Candes, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas 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:_____

OASIS AT WEST
VILLAGES, PHASE 1
IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA



LOCATION MAP
SCALE: 1"=1,800'

NOTICE

1. The Declaration of Restrictions for Oasis at West Villages (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
2. Tract 300 and the area depicted on this plat as an "Access Easement" is a private road right of way under the terms of the Declaration, which will be maintained by the Association, and the use of which will be governed by the Declaration.
3. Tracts 400 through 405 are open space areas, lake maintenance, landscape, drainage and utility easements under the terms of the Declaration, which will be maintained by the Association, and the use of which will be governed by the Declaration.
4. Tracts 500 through 504 are stormwater management areas, lake maintenance, drainage & utility easements under the terms of the Declaration, which will be maintained by West Villages Improvement District (the "District"), and the use of which will be governed by the Declaration.
5. Tract 600 through 603 are preservation areas under the terms of the Declaration, which will be maintained by the District, and the use of which will be governed by the Declaration.
6. Tract 700 and 701 are areas retained by Developer.

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:_____

City Engineer

Florida Certificate #_____

Date

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 pat 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:_____

Mayor

Date

Attest:_____

City Clerk

Date

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

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Licensed Business Number 7866

Task Code: 830
Project Number: 215612617

OASIS AT WEST
VILLAGES, PHASE 1
IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

DESCRIPTION: (Prepared by the Signing Surveyor and Mapper)

A tract of land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at southeast corner of Tract 408 of Renaissance at West Villages, Phase 1 recorded in Plat Book 51, Page 1 of the Public Records of Sarasota County, Florida, also being a point on the westerly line of Village B Park as recorded on Official Records Instrument Number 2016066992 of the Public Records of Sarasota County, Florida; the following four (4) calls along the southerly line of said Village B Park: 1) thence S.13°46'09"E., a distance of 20.11 feet; 2) thence N.76°13'37"E., a distance of 316.35 feet; 3) thence N.14°01'23"W., a distance of 19.98 feet; 4) thence N.76°14'16"E., a distance of 1,168.38 feet to a point on the west right-of-way line of North River Road (County Road No.777)(variable width public right-of-way, Official Records Instrument Number 2008060371, and Road Plat Book 2, Page 44); the following six (6) calls are along west right-of-way line of North River Road, Official Records Instrument Number 2008060371: 1) thence S.36°46'13"E., a distance of 1,142.63 feet; 2) thence S.73°00'34"W., a distance of 437.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 154.99 feet and a central angle of 31°41'04"; 3) thence southwesterly along the arc of said curve, a distance of 85.71 feet, said curve having a chord bearing and distance of S.57°10'04"W., 84.62 feet, to the point of tangency of said curve; 4) thence S.41°19'36"W., a distance of 302.82 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 83°48'06"; 5) thence southerly along the arc of said curve, a distance of 73.13 feet, said curve having a chord bearing and distance of S.00°34'31"E., 66.78 feet, to the point of tangency of said curve; 6) thence S.42°23'22"E., a distance of 412.70 feet; thence S.44°14'02"W., a distance of 254.25 feet; thence S.23°29'29"W., a distance of 389.67 feet to the easterly right-of way line of South Tamiami Trail (U.S. 41, S.R. 45, 100' wide public right-of-way, F.D.O.T. Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said easterly right-of-way line: 1) thence N.54°22'31"W., a distance of 1,702.43 feet to the point of curvature of a curve to the left having a radius of 5,791.58 feet and a central angle of 03°43'16"; 2) thence northwesterly along the arc of said curve, a distance of 376.14 feet to the end of said curve; the following two (2) calls are along the westerly right-of-way of additional right-of-way recorded in Official Records Instrument Number 2009155822 of said Public Records: 1) thence N.31°53'06"E., a distance of 16.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,807.58 feet and a central angle of 00°18'24"; 2) thence northwesterly along the arc of said curve, a distance of 31.07 feet, said curve having a chord bearing and distance of N.58°15'00"W., 31.07 feet, to the end of said curve; thence N.27°03'27"E., a distance of 722.12 feet; thence N.75°58'37"E., a distance of 3.12 feet to the POINT OF BEGINNING.

Said tract contains 2,900,884 square feet or 66.5951 acres, more or less.

SURVEYORS NOTES:

1. 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.
2. 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.
3. Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
4. The plat boundary contains 2,900,884 square feet or 66.5951 acres, more or less.

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (El.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 12115C0365F and Community-Panel Number 12115C370F, effective 11/4/2016.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

There are hereby expressly reserved to THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited 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.

LAKE MAINTENANCE, DRAINAGE AND UTILITY EASEMENTS

The Company does hereby grant nonexclusive maintenance, drainage and utility easements over and across each area depicted on this plat as a "Lake Maintenance Drainage and Utility Easement" to the Association and the District to maintain the drainage and stormwater retention areas and facilities on Tracts 500, 501, 502, 503 and 504 as shown on this plat.

LAKE MAINTENANCE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS

The Company does hereby grant nonexclusive maintenance, landscaping, drainage and utility easements over and across each area depicted on this plat as a "Lake Maintenance, Landscape, Drainage and Utility 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, 401, 402, 403, 404 and 405 as shown on this plat.

ACCESS EASEMENT

The Company does hereby a grant a nonexclusive easement for ingress and egress to the District; the Association; all owners of the property in Oasis at West Villages, 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 and the area depicted on this plat as an "Access Easement."

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."

LIFT STATION EASEMENT

The Company do 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."



Stantec

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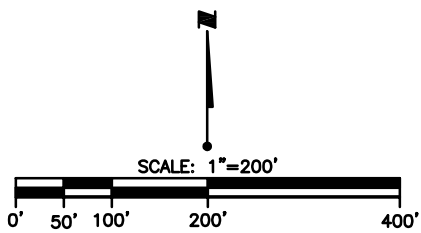
Task Code: 830
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 1

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 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



TYPICAL LOT LINE EASEMENTS

Lot line easements for the purpose of accommodating surface and underground drainage & utilities, will be 10' on all front lot lines. Side and rear lot line easements vary and are recorded in Ordinance 2015-19, City of North Port for Village District Pattern Plan.

RENAISSANCE AT WEST
VILLAGES, PHASE 1
BOOK 51, PAGE 1

PARK
ORI#2016046992

RIGHT-OF-WAY PARCEL
O.R.I.#2008060371

SOUTH LINE OF SECTION 28, TOWNSHIP 39
SOUTH, RANGE 20 EAST & NORTH LINE OF
SECTION 33, TOWNSHIP 39 SOUTH, RANGE
20 EAST

POINT OF BEGINNING
SOUTHEAST CORNER OF
TRACT 408, RENAISSANCE
AT WEST VILLAGES, PHASE 1
N=987189.8192
E=554587.6479

ADDITIONAL RIGHT-OF-WAY
IN O.R.I.#2009155822

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°46'09"E	20.11'
L2	N14°01'23"W	19.98'
L3	N31°53'06"E	16.00'
L4	N75°58'37"E	3.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	154.99'	31°41'04"	85.71'	84.62'	S57°10'04"W
C2	50.00'	83°48'06"	73.13'	66.78'	S00°34'31"E
C3	5791.58'	3°43'16"	376.14'	376.08'	N56°14'10"W
C4	5807.58'	0°18'24"	31.07'	31.07'	N58°15'00"W

BENCH MARK #	DESCRIPTION	ELEVATION
BM #1	MAGNETIC NAIL & DISK SET IN S.W. CORNER OF CURB INLET	0.00
BM #2	MAGNETIC NAIL & DISK SET IN S.W. CORNER OF CURB INLET	0.00
BM #3	MAGNETIC NAIL & DISK SET IN S.W. CORNER OF CURB INLET	0.00
BM #4	MAGNETIC NAIL & DISK SET IN N.E. CORNER OF CURB INLET	0.00

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 12115C0365F and Community-Panel Number 12115C370F, effective 11/4/2016.



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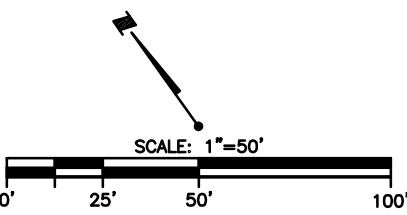
Task Code: 830
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OASIS AT WEST VILLAGES, PHASE 1

IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

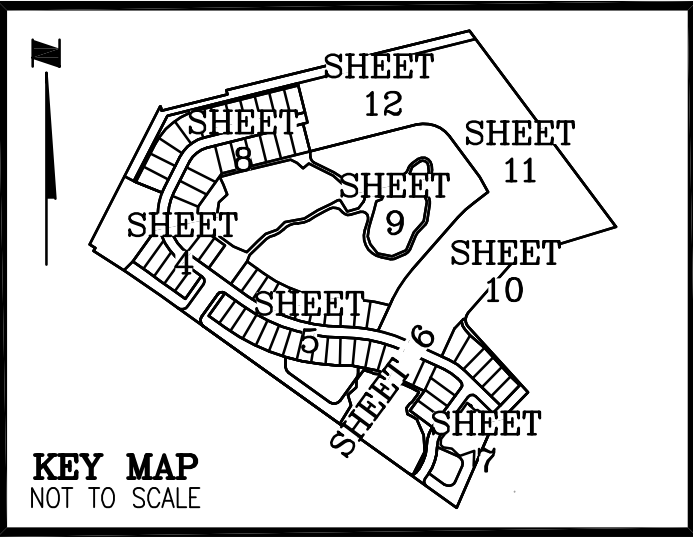
LEGEND:

- ✓ = 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)
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TRACT 401
72,680 SF
OPEN SPACE AREA; LAKE
MAINTENANCE, LANDSCAPE,
DRAINAGE & UTILITY
EASEMENT

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Licensed Business Number 7866

Task Code: 830
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°46'09"E	20.11'
L3	N31°53'06"E	16.00'
L4	N75°58'37"E	3.12'
L6	S54°22'31"E	5.00'
L7	S54°22'31"E	0.28'
L61	N70°46'16"E	23.79'
L75	N63°00'09"W	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C3	5791.58'	3°43'16"	376.14'	376.08'	N56°14'10"W
C4	5807.58'	0°18'24"	31.07'	31.07'	N58°15'00"W
C5	35.00'	89°59'59"	54.98'	49.50'	N80°37'28"E
C6	35.00'	89°59'59"	54.98'	49.50'	S09°22'31"E
C7	25.00'	90°00'00"	39.27'	35.36'	N09°22'31"W
C8	25.00'	90°00'00"	39.27'	35.36'	S80°37'29"W
C39	46.00'	24°33'15"	19.71'	19.56'	N58°29'38"E
C62	15.00'	13°20'34"	3.49'	3.49'	N60°39'53"W
C64	305.00'	48°55'10"	260.41'	252.57'	S51°31'02"W



U.S. 41/S.R. 45/ S. TAMiami TRAIL 100' WIDE PUBLIC RIGHT-OF-WAY
F.D.O.T. SECTION 1701, R.P.B. 1, PAGE 1

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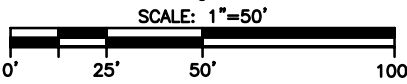
SHEET 5 OF 12

OASIS AT WEST VILLAGES, PHASE 1

IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

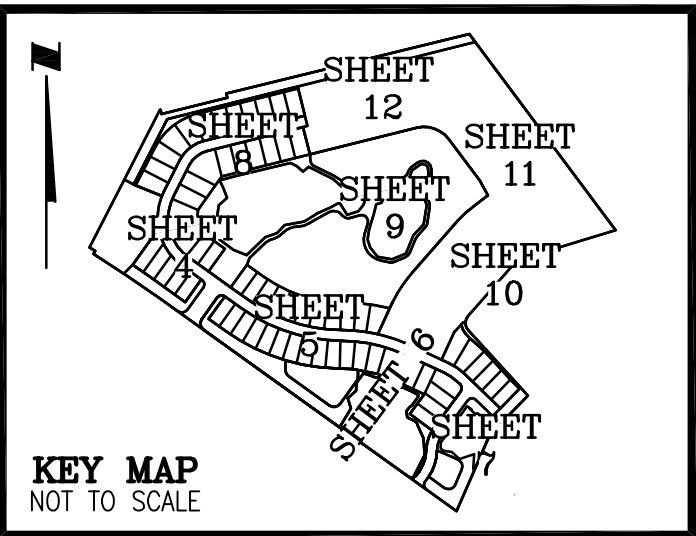
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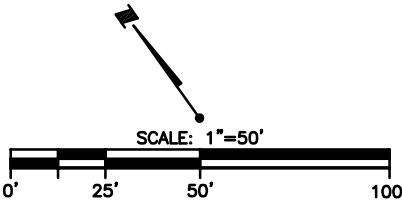
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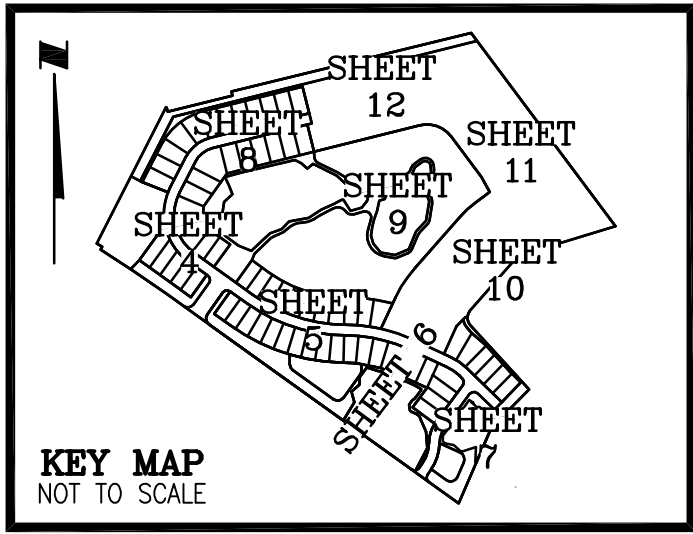
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C2	50.00'	83°48'06"	73.13'	66.78'	S00°34'31"E
C10	275.00'	19°29'25"	93.55'	93.10'	S55°30'40"E
C24	35.00'	90°00'00"	54.98'	49.50'	N80°37'29"E
C25	35.00'	35°37'29"	21.76'	21.41'	N17°48'44"E
C26	9.30'	12°57'44"	2.10'	2.10'	N68°51'27"W
C27	108.79'	3°02'46"	5.78'	5.78'	N60°53'08"W
C35	70.00'	36°30'57"	44.61'	43.86'	N24°12'11"W
C36	50.00'	45°23'00"	39.60'	38.58'	S19°47'04"E

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N08°38'11"W	28.57'
L13	N35°55'07"E	23.87'
L14	N54°04'22"E	7.32'
L15	N50°46'31"E	7.88'
L16	N37°05'49"E	18.63'
L17	N37°05'49"E	16.39'
L18	N33°26'54"E	14.49'
L19	N21°49'42"E	5.99'
L20	N59°38'42"W	37.69'
L21	S79°13'10"W	4.88'
L22	N68°01'53"W	20.80'
L23	N68°33'40"W	7.09'
L24	N78°03'25"W	2.73'
L25	N23°59'02"W	0.64'
L26	N68°33'40"W	3.21'
L27	N49°07'42"W	12.58'
L28	N66°43'36"W	3.74'
L29	N75°53'52"W	16.91'
L30	N75°03'57"W	7.11'
L31	N58°12'14"W	18.53'
L32	N72°30'56"W	12.32'
L33	N86°15'24"W	4.11'

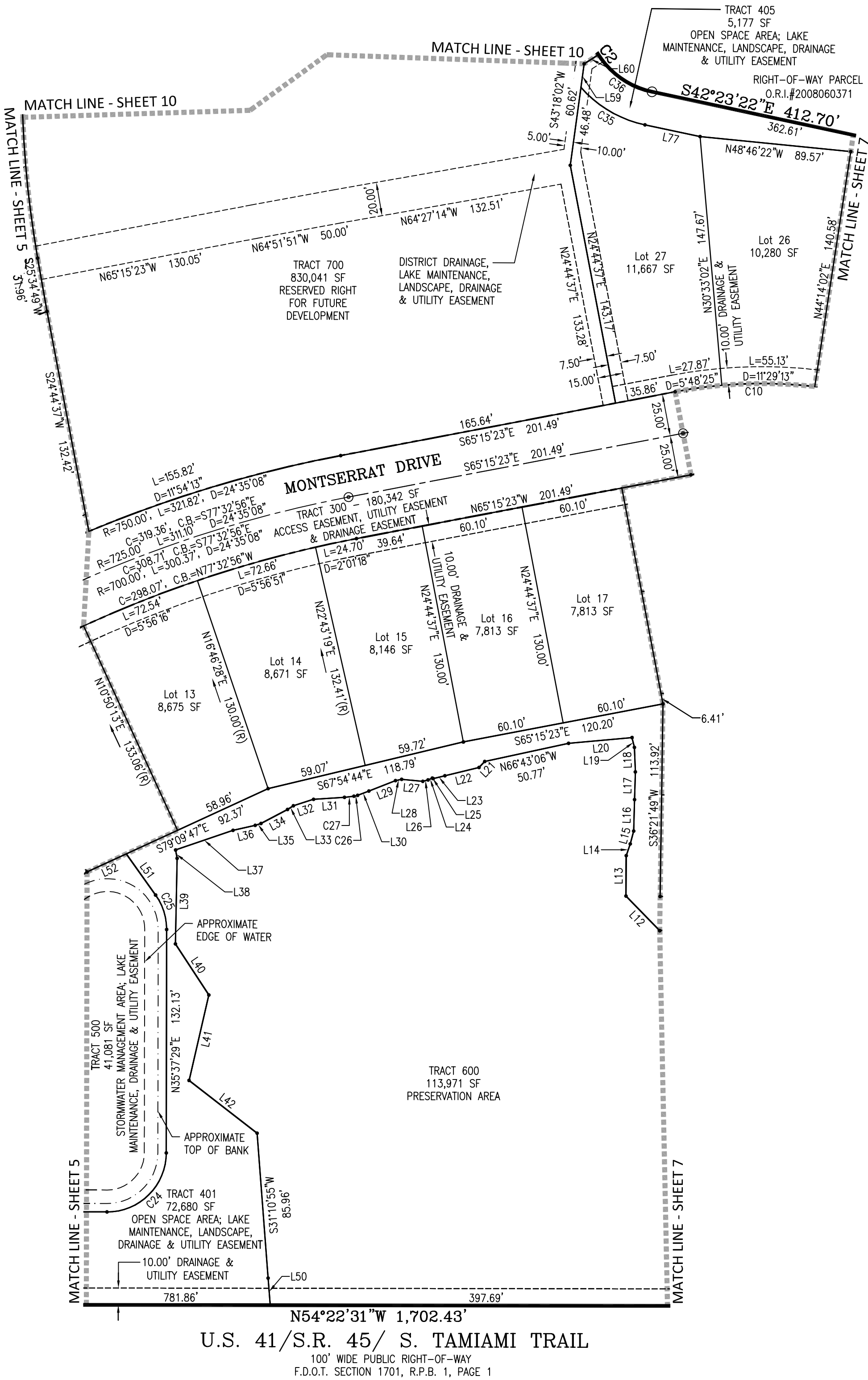
LINE TABLE		
LINE	BEARING	DISTANCE
L34	N82°19'51"W	17.74'
L35	N72°30'56"W	3.62'
L36	N67°07'59"W	13.44'
L37	N73°17'17"W	35.88'
L38	S25°03'12"W	5.05'
L39	S36°41'16"W	50.60'
L40	S02°20'25"W	36.13'
L41	S48°35'55"W	51.88'
L42	S16°41'26"E	50.91'
L50	S31°10'55"W	16.11'
L51	N00°00'00"E	29.88'
L52	S79°09'47"E	25.56'
L55	N49°53'16"W	14.82'
L59	N43°18'02"E	14.14'
L60	S87°05'34"E	10.00'
L77	N42°27'39"W	33.36'

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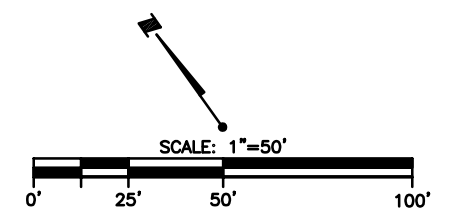
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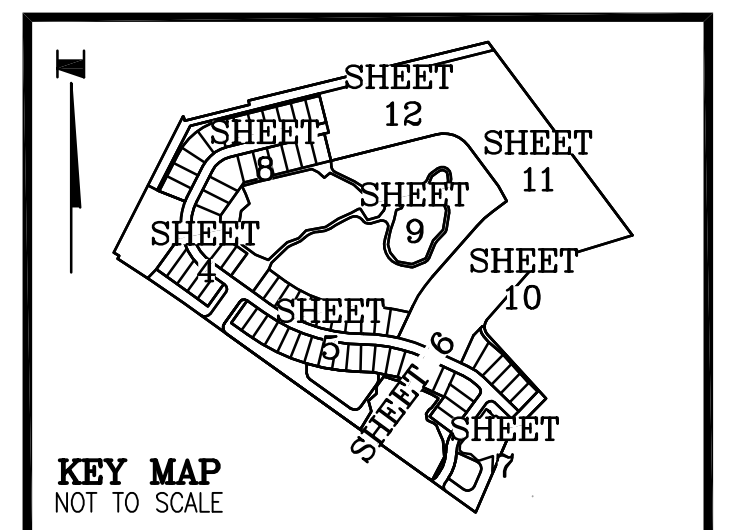


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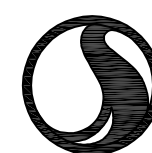
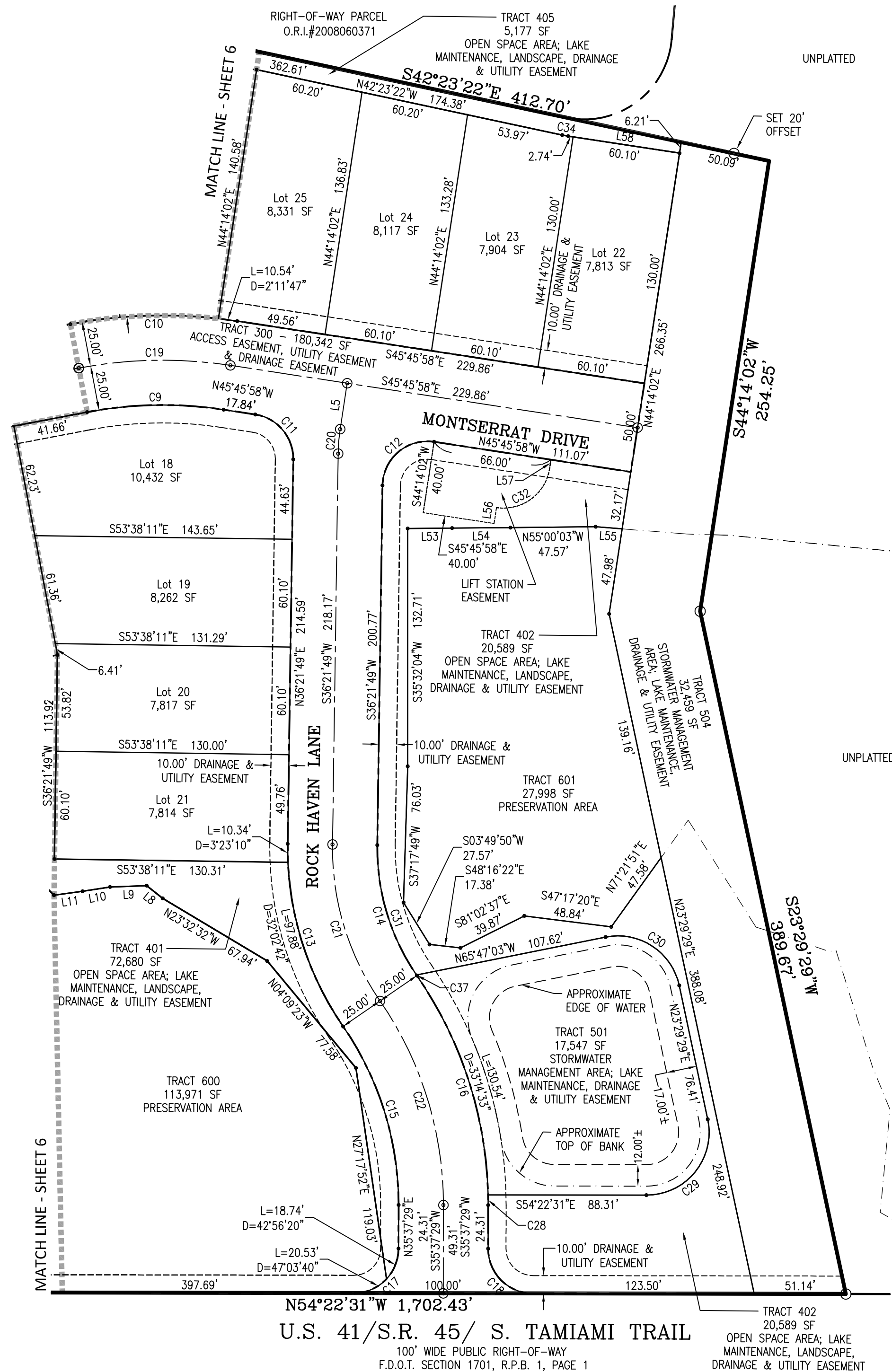
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L5	S44°14'02"W	25.92'
L8	N15°52'30"W	11.45'
L9	N56°32'23"W	20.48'
L10	N63°31'20"W	15.51'
L11	N62°05'35"W	16.09'
L53	N55°00'03"W	24.77'
L54	N55°00'03"W	32.50'
L55	N49°53'16"W	14.82'
L56	N44°14'02"E	9.00'
L57	S44°14'02"W	5.00'
L58	N45°45'58"W	62.84'

CURVE TABLE					
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C9	225.00'	19°29'25"	76.54'	76.17'	N55°30'40"W
C10	275.00'	19°29'25"	93.55'	93.10'	S55°30'40"E
C11	25.00'	82°07'47"	35.84'	32.85'	N04°42'04"W
C12	25.00'	97°52'13"	42.70'	37.70'	S85°17'56"W
C13	175.00'	35°25'52"	108.22'	106.50'	N18°38'53"E
C14	125.00'	35°25'52"	77.30'	76.07'	S18°38'53"W
C15	175.00'	34°41'31"	105.96'	104.35'	N18°16'43"E
C16	225.00'	34°41'31"	136.24'	134.16'	S18°16'43"W
C17	25.00'	90°00'00"	39.27'	35.36'	N80°37'29"E
C18	25.00'	90°00'00"	39.27'	35.36'	S09°22'31"E
C19	250.00'	19°29'25"	85.04'	84.63'	S55°30'40"E
C20	100.00'	7°52'13"	13.74'	13.73'	S40°17'56"W
C21	150.00'	35°25'52"	92.76'	91.29'	S18°38'53"W
C22	200.00'	34°41'31"	121.10'	119.26'	S18°16'43"W
C28	225.00'	1°26'58"	5.69'	5.69'	N34°54'00"E
C29	35.00'	102°08'00"	62.39'	54.45'	N74°33'29"E
C30	35.00'	89°16'32"	54.54'	49.18'	N21°08'47"W
C31	125.00'	35°14'16"	76.88'	75.67'	N18°44'41"E
C32	26.00'	90°00'00"	40.84'	36.77'	S89°14'02"W
C34	59.00'	3°22'36"	3.48'	3.48'	N44°04'40"W
C37	125.00'	0°11'36"	0.42'	0.42'	S01°01'45"W



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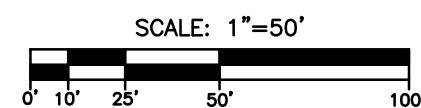
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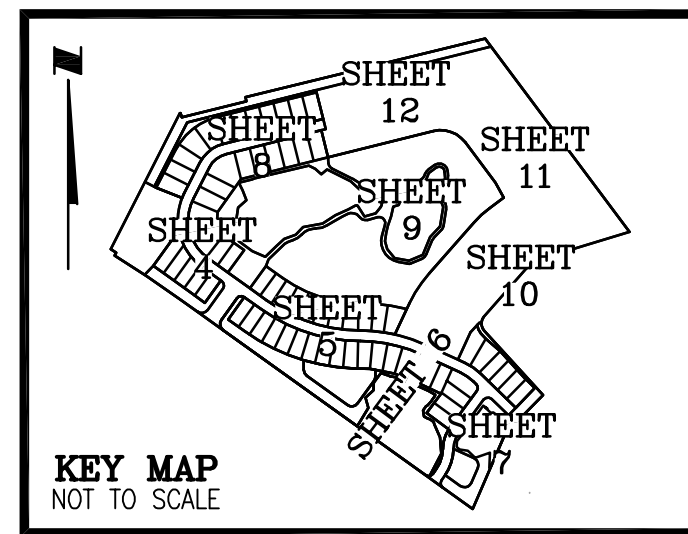
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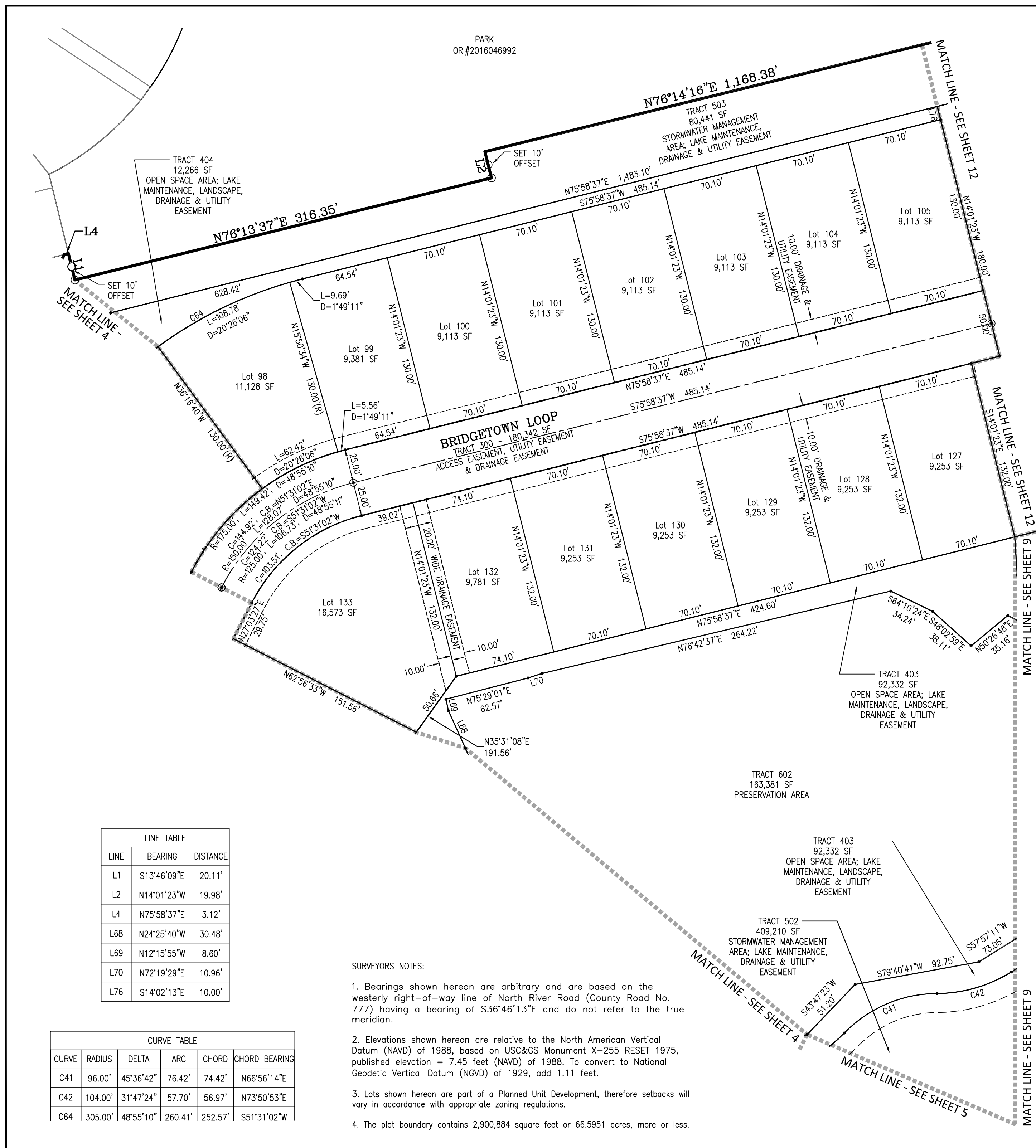
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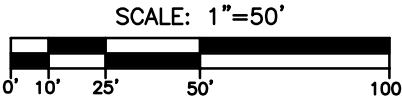
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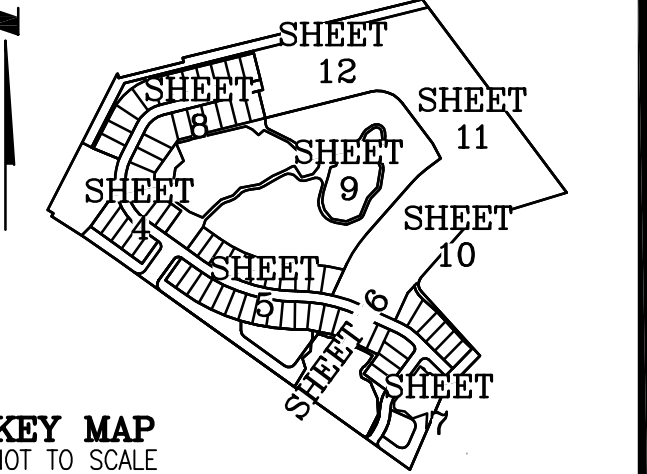


SURVEYORS NOTES:

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C43	496.00'	6°04'59"	52.66'	52.63'	N60°59'41"E
C44	46.00'	75°15'52"	60.43'	56.17'	S78°19'54"E
C45	34.00'	65°10'02"	38.67'	36.62'	S73°16'59"E
C46	29.86'	116°41'22"	60.81'	50.83'	S43°14'53"E
C47	30.00'	34°03'30"	17.83'	17.57'	N83°48'30"E
C48	40.00'	43°57'22"	30.69'	29.94'	N44°48'04"E
C49	50.00'	20°10'04"	17.60'	17.51'	N32°54'25"E
C50	30.00'	33°57'51"	17.78'	17.52'	N26°00'31"E
C51	50.00'	31°07'44"	27.17'	26.83'	N06°32'17"W
C52	50.00'	53°56'45"	47.08'	45.36'	N04°52'14"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C53	50.00'	36°04'20"	31.48'	30.96'	N13°48'26"E
C54	40.00'	121°08'54"	84.58'	69.68'	N64°48'11"W
C55	50.00'	32°55'27"	28.73'	28.34'	S38°09'38"W
C56	50.00'	51°02'59"	44.55'	43.09'	S47°13'24"W
C57	50.00'	35°23'55"	30.89'	30.40'	S55°02'56"W
C58	50.00'	84°48'35"	74.01'	67.44'	S79°45'16"W
C59	50.00'	5°51'03"	5.11'	5.10'	N60°45'59"W
C60	30.00'	59°56'31"	31.39'	29.97'	N33°43'15"W
C61	25.00'	121°08'56"	52.86'	43.55'	S64°48'11"E
C63	25.00'	113°05'07"	49.34'	41.71'	S19°15'08"E



LINE TABLE		
LINE	BEARING	DISTANCE
L62	S40°41'58"E	8.47'
L63	S21°41'55"W	6.56'
L64	N03°44'59"W	28.10'
L65	N41°45'48"E	17.61'
L66	N73°25'51"E	26.59'
L67	S73°38'00"E	16.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L71	S75°15'07"E	23.18'
L72	N50°35'06"W	4.81'
L73	S80°27'42"W	9.14'

FLOOD ZONE:

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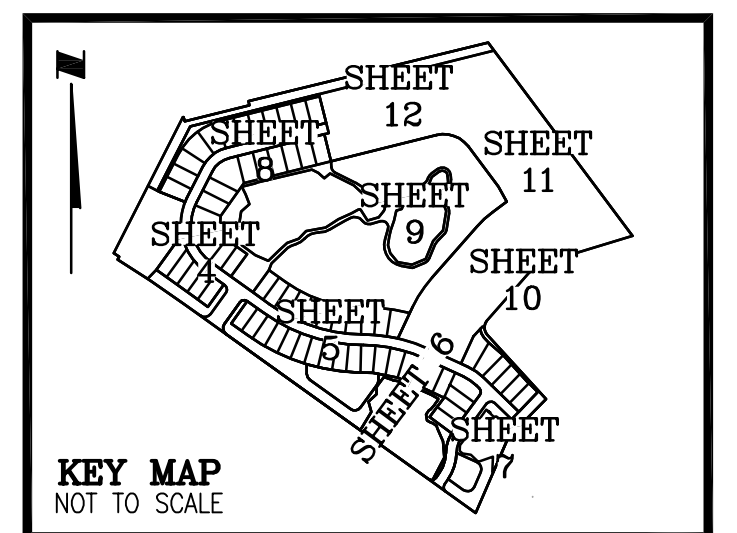
Task Code: 830
Project Number: 215612617

LEGEND:

	= ANGLE POINT	SF	= AREA OF LOT IN SQUARE FEET
	= BENCHMARK	(R)	= RADIAL LINE
	= PERMANENT REFERENCE	(OA)	= OVERALL DISTANCE
	MONUMENT SET, 5/8" IRON ROD	D	= CENTRAL ANGLE
	WITH ALUMINUM CAP (PRM LB#7866)	L	= ARC LENGTH
	= PERMANENT CONTROL POINT, P.K.	R	= RADIUS
	NAIL & DISK (PCP LB#7866)	C	= CHORD DISTANCE
	5/8" IRON ROD WITH ALUMINUM	CB	= CHORD BEARING
	CAP (PCP LB#7866) WHEN	C#	= CURVE # (SEE CURVE TABLE)
	LOCATED IN PREVIOUS AREAS	L#	= LINE # (SEE LINE TABLE)
	= FOUND 5/8" IRON ROD WITH	O.R.BK#	= OFFICIAL RECORDS BOOK
	ALUMINUM CAP (LB#043 SARCO RW)	O.R.1.#	= OFFICIAL RECORDS
	UNLESS NOTED OTHERWISE		INSTRUMENT NUMBER
	= 4"x4" CONCRETE MONUMENT	LB#	= LICENSED BUSINESS NUMBER
	FOUND (AS NOTED)	NT	= NON-TANGENT
		DISTRICT	= WEST VILLAGES IMPROVEMENT DISTRICT



Lot line easements for the purpose of accommodating surface and underground drainage & utilities, will be 10' on all front lot lines. Side and rear lot line easements vary and are recorded in Ordinance 2015-19, City of North Port for Village District Pattern Plan.



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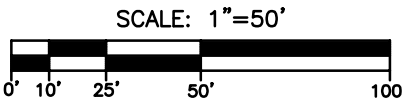
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OASIS AT WEST VILLAGES,
PHASE 1

IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

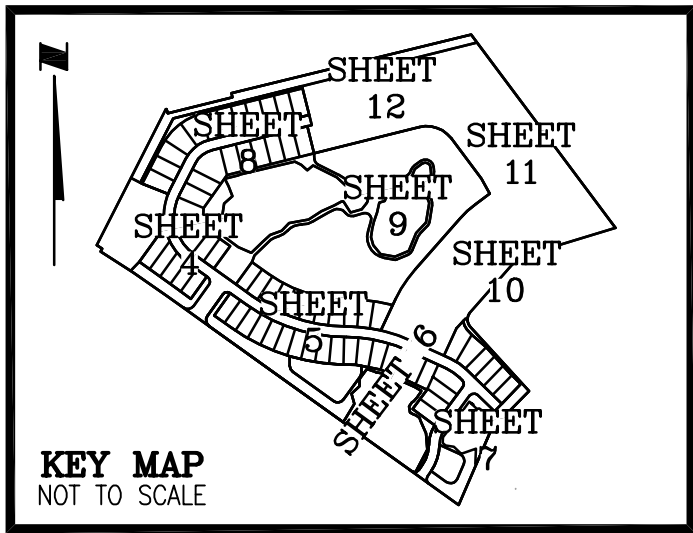
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5/8" IRON ROD WITH ALUMINUM
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UNLESS NOTED OTHERWISE
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SF = AREA OF LOT IN SQUARE FEET
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KEY MAP
NOT TO SCALE

FLOOD ZONE:

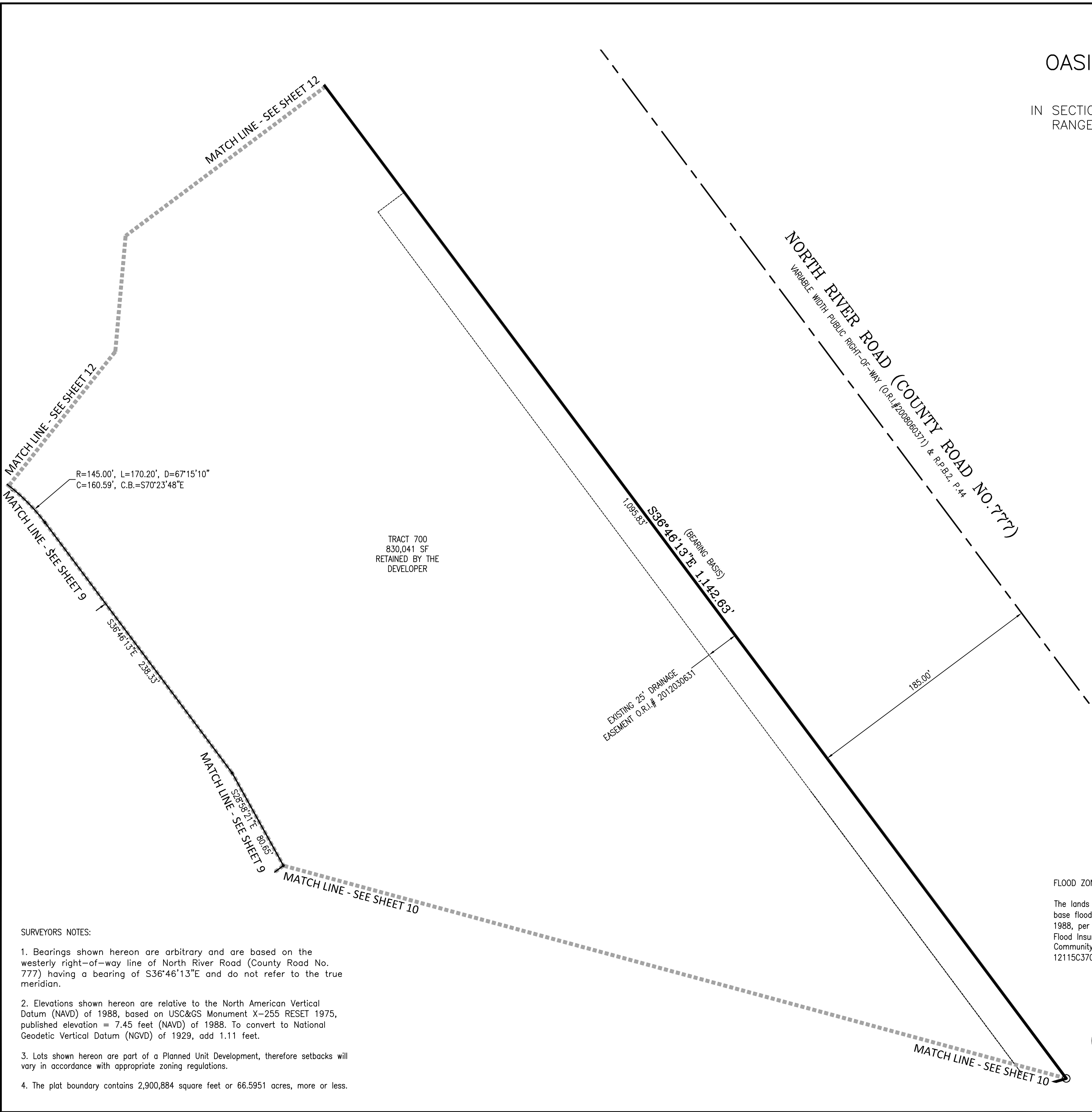
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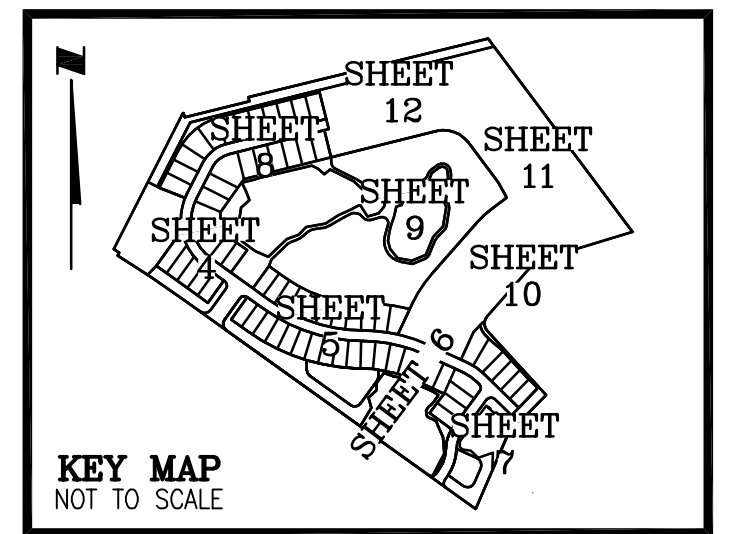
PARK
ORI#2016046992

SCALE: 1"=50'

A horizontal scale bar with alternating black and white segments. The segments are labeled with their lengths in feet: 0', 10', 25', 50', and 100'.

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