

**CITY OF NORTH PORT
PLANNING AND ZONING ADVISORY BOARD
AGENDA ITEM**

MEETING FOR: PLF-17-190

Public Hearing

X

Meeting of:

December 7, 2017

Quasi Judicial

X

Department:

Neighborhood Development Services-
Planning

Consent

Prepared by:

Nicole Galehouse, Senior Planner

Workshop

Date Prepared:

November 28, 2017

Other:

Exhibits:

Staff report with Exhibits A-D

AGENDA SUBJECT: Petition No. PLF-17-190, Dean L. Paquet, P.E. on behalf of Lennar Homes LLC is requesting approval of the Gran Paradiso, Phase 5B Final Plat. The site contains ± 24.53 acres and is located north of and adjacent to Renaissance Blvd, West of S. River Rd, and north of US-41 (Tamiami Trail), southwest of W. Villages Pkwy, and west of River Road. (Quasi-Judicial)

RECOMMENDED ACTION: The Planning and Zoning Advisory Board (PZAB) recommend that the City Commission approve Petition No. PLF-17-190, Gran Paradiso, Phase 5B Final Plat.

SUMMARY: Dean L. Paquet, P.E., is requesting review and approval of a final plat for 71 paired villas (142 units total) with associated road right-of-way, drainage, and utility easements within the Gran Paradiso, Phase 5B Final Plat. The Plat has been reviewed and approved by the City Surveyor.

Petition No. PLF-17-190 is consistent with the associated Subdivision (SCP-17-070) and Infrastructure (INF-17-093) plans for the Oasis at the West Villages that were approved by the City in 2017. The Plat meets the requirements of the Comprehensive Plan, Unified Land Development Code (ULDC) Chapter 37, Florida Statutes Chapter 177, and is consistent with the West Villages District Pattern Plan (VDPP) for Village C and the subdivision/infrastructure approvals.

A Surety Bond for INF-17-093 in the amount of \$2,022,031.39 has been received by the City of North Port.

APPROVED BY:

Department Director:

Project Planner

Initial

Date

[Signature]

11/28/17

[Signature]

11/28/17



STAFF REPORT

NEIGHBORHOOD DEVELOPMENT SERVICES

Planning & Zoning Division

To: Planning and Zoning Advisory Board

Thru: Scott Williams, Director, Neighborhood Development Services

Thru: Frank Miles, Planning Manager *FM*

From: Nicole Galehouse, Senior Planner *NG*

Date: November 28, 2017

Subject: PLF 17-190, Gran Paradiso, Phase 5B, Final Plat

RECOMMENDATION: That the Planning and Zoning Advisory Board recommend that the City Commission approve Petition No. PLF-17-190, Gran Paradiso, Phase 5B, 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: Gran Paradiso, Phase 5B, Final Plat

Request: Dean L. Paquet, P.E., is requesting approval of the Gran Paradiso, Phase 5B, Final Plat.

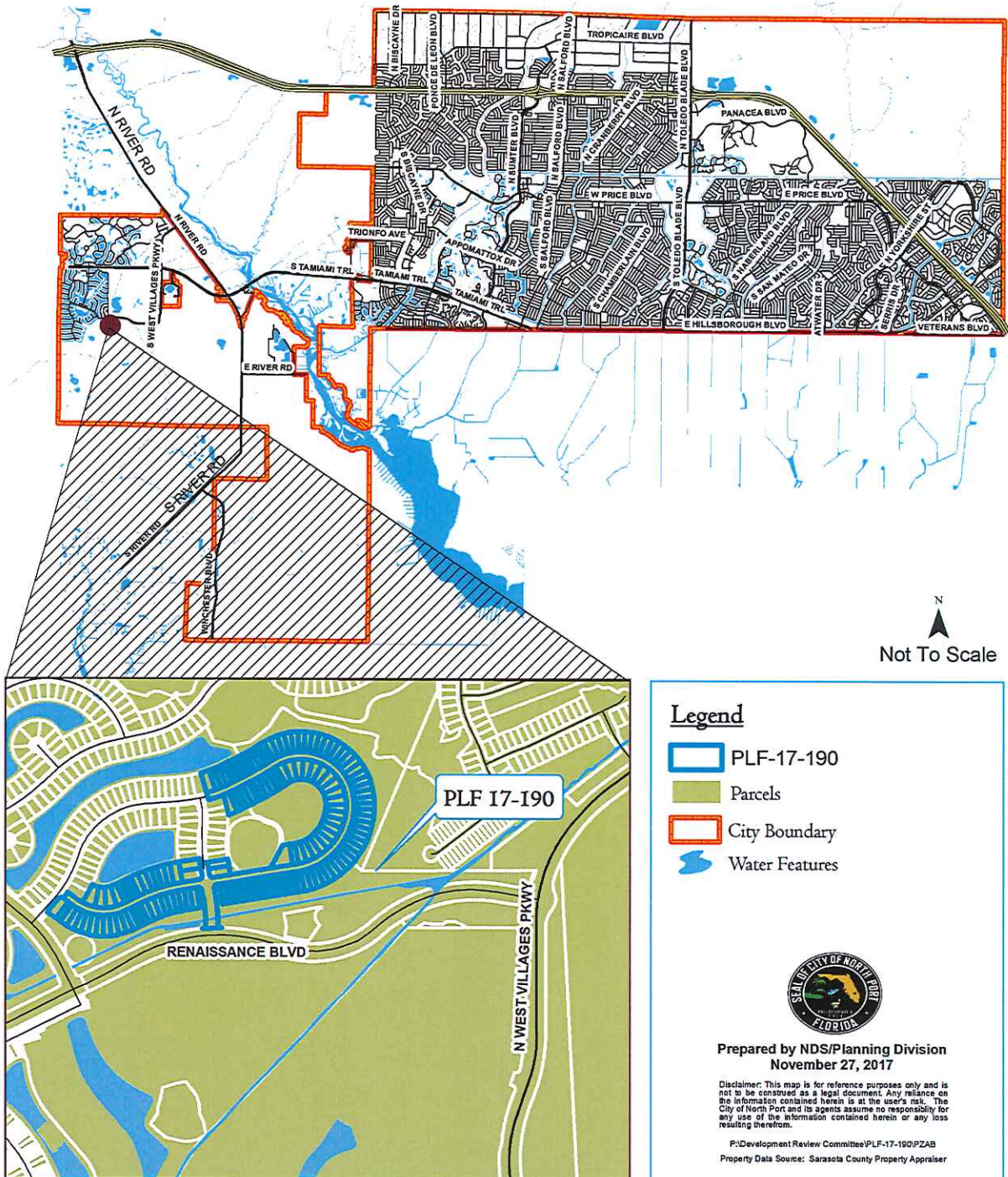
Applicant: Dean L. Paquet, P.E., On behalf of Lennar Homes LLC (**Exhibit A- Affidavit**)

Owner(s): Lennar Homes LLC, 10481 Six Mile Cypress Parkway / Ben C. Pratt, Fort Myers, FL 33966 (**Exhibit B- Title Opinion**)

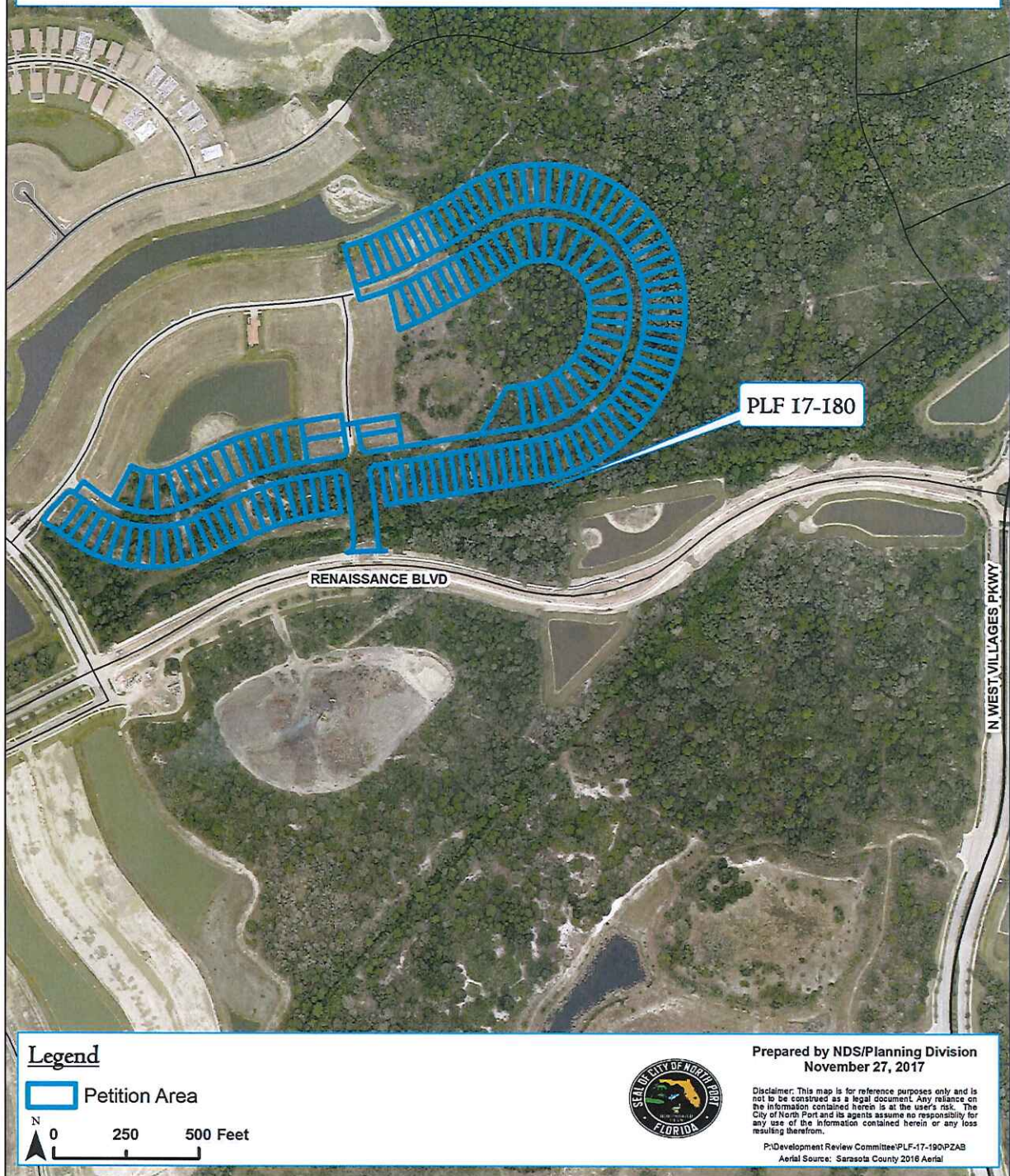
General Location: The subject property is located north of and adjacent to Renaissance Blvd, west of S. River Road, and north of US-41 (Tamiami Trail).

Property Size: ±24.53 acres. (**Exhibit C- Survey**)

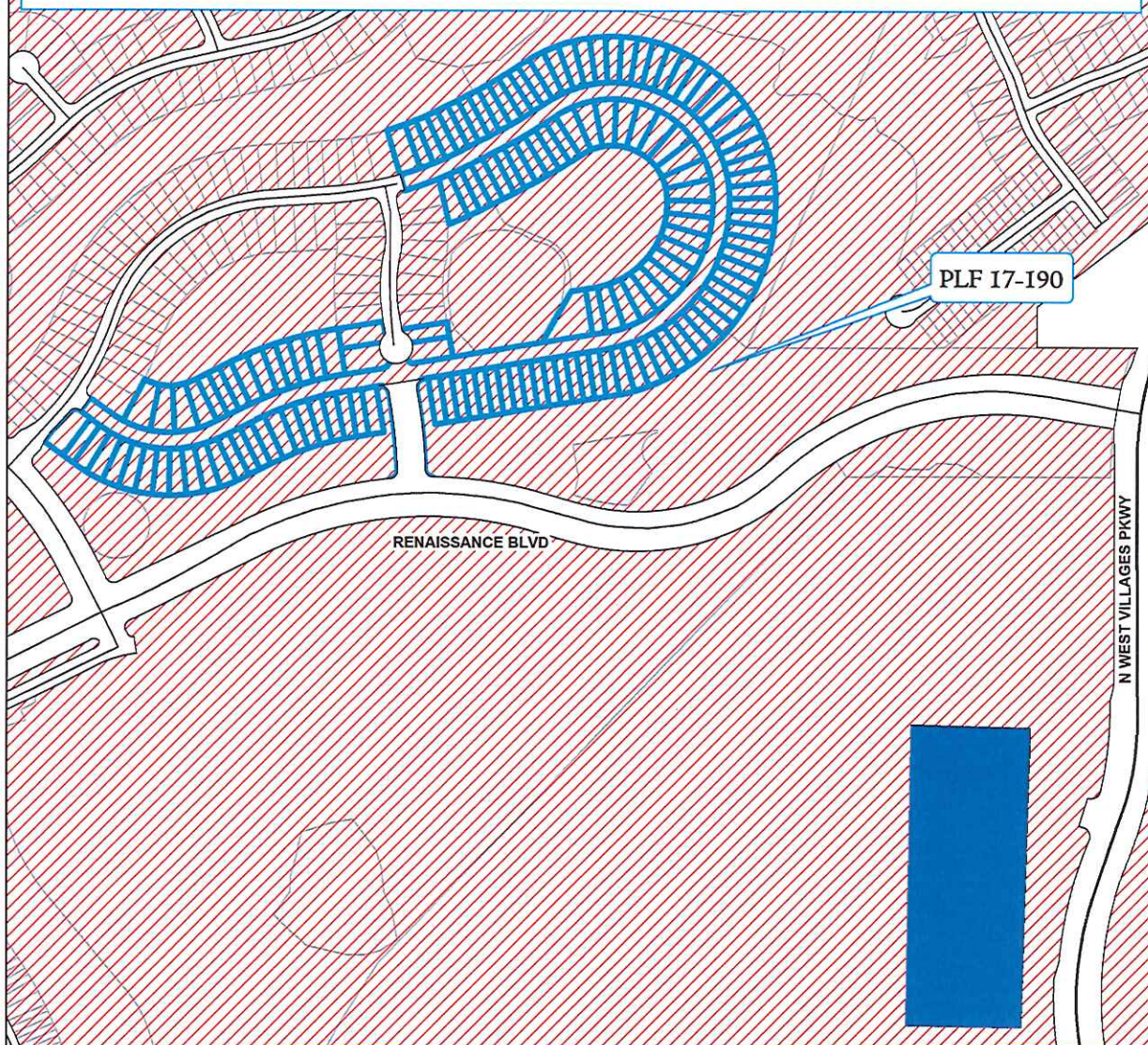
LOCATION MAP
City of North Port
PLF 17-190, Gran Paradiso, Phase 5B



AERIAL
PLF 17-190, Gran Paradiso, Phase 5B



FUTURE LAND USE PLF 17-190, Gran Paradiso, Phase 5B



Legend

	AGRICULTURAL, ESTATES		UTILITY INDUSTRIAL CORRIDOR
	LOW DENSITY RESIDENTIAL		CONSERVATION (TDR SENDING ZONE)
	MEDIUM DENSITY RESIDENTIAL		RECREATION/OPEN SPACE (TDR SENDING ZONE)
	HIGH DENSITY RESIDENTIAL		PUBLIC
	PROFESSIONAL OFFICE		ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
	COMMERCIAL		VILLAGE
	INDUSTRIAL		

N
0 250 500 Feet



Prepared by NDS/Planning Division
November 27, 2017

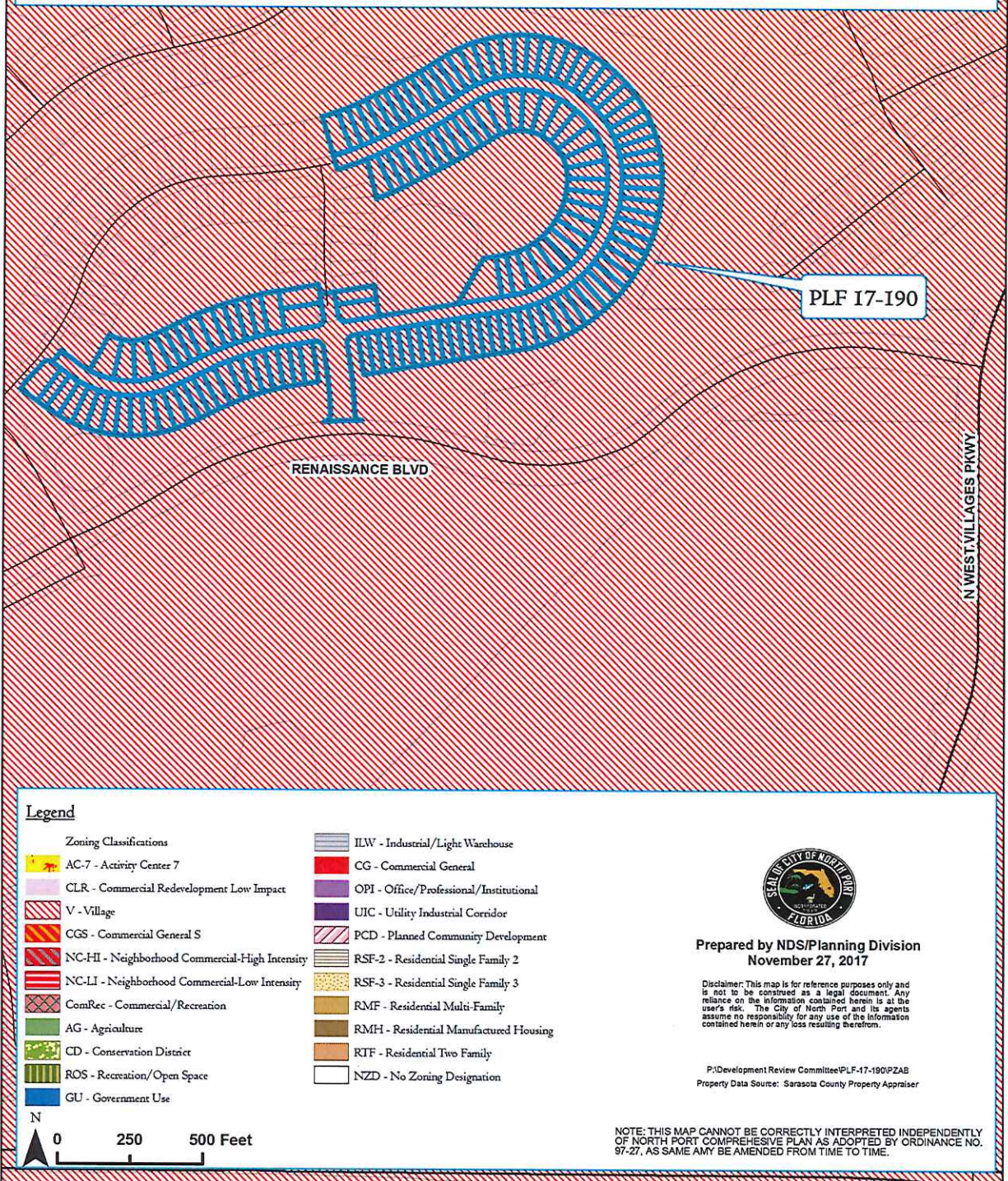
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting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

P:\Development Review Committee\PLF-17-190\PZAS
Property Data Source: Sarasota County Property Appraiser

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

CURRENT ZONING

PLF 17-190, Gran Paradiso, Phase 5B



II. STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Advisory Board (PZAB) recommend that the City Commission **APPROVE** Petition No. PLF-17-190, Gran Paradiso, Phase 5B Final Plat.

ALTERNATIVES

1. Deny the request.
2. Continue the item for further discussion

III. STAFF ANALYSIS AND FINDINGS

In 2017, the subdivision plans (SCP-17-070) and associated infrastructure plans (INF-17-093) for Gran Paradiso, Phase 5B were approved for the construction of 71 paired villas (142 units total) and associated roadways, drainage and utility infrastructure. The total site contains approximately \pm 24.53 acres.

Petition No. PLF-17-190, Gran Paradiso, Phase 5B, Final Plat includes 71 paired villas (142 units total) and associated road right-of-way, drainage and utility easements.

Staff finds that Petition No. PLF 17-190, Gran Paradiso, Phase 5B Final Plat, (**Exhibit D – Gran Paradiso, Phase 5B Final 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 A and the subdivision/infrastructure approvals.

A bond in the amount of \$2,022,031.39 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-17-093, Gran Paradiso, Phase 5B.

IV. LAND USE

Adopted Future Land Use Map Designation: Village

Adopted Zoning Map Designation: Village

Existing Land Use(s): Village

Surrounding Land Uses: Village

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Residential/Vacant/Village	Village	Village
South	Residential/Vacant/Village	Village	Village
East	Residential/Vacant/Village	Village	Village
West	Residential/Vacant/Village	Village	Village

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 Renaissance Blvd and N. West Villages Pkwy

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 : Flood Zone 'X', According to flood insurance rate map for Sarasota County, FL (Unincorporated Areas), Community Panel Number 12115C0365F November 4, 2016.

VII. REVIEW PROCESS

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

Concurrent Review: Due to the reduced meeting schedule in December, comments from the Planning and Zoning Advisory Board will be provided on the record during the presentation to Commission.

VIII. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

**December 7th, 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), DEAN L. PAQUET 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 19th day of October, 2017

[Signature]
Signature of Applicant or Authorized Agent

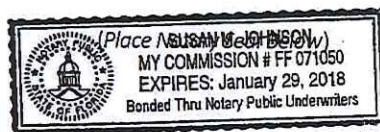
DEAN L. PAQUET, Associate
Print Name and Title

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged by me this 19th day of October, 2017, by Dean L. Paquet who is personally known to me or has produced _____ as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), Darin McMurray, Vice President, Lennar Homes, LLC, property owner(s), hereby authorize Dean L. Paquet, P.E. and Ty E. Gremaux, P.E. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Tract 306 of the Gran Paradiso Infrastructure Plat, Plat Book 47, Pages 5 through 5-HH and Tract 403 of the Gran Paradiso, Phase 1 Plat Plat Book 47, Pages 6 through 6-X

[Signature]
Signature of Owner

8/18/2017
Date

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged by me this 18 day of August, 2017, by Darin McMurray, Vice President, Lennar Homes, LLC who is personally known to me or has produced _____ as identification, and who did not take an oath.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)

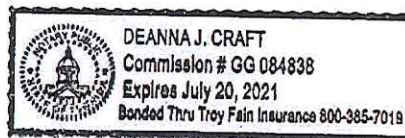


EXHIBIT B

TITLE CERTIFICATION

PAVESE LAW FIRM
1833 HENDRY STREET
FORT MYERS, FL 33901

GRAN PARADISO, PHASE 5-B

This Title Certificate is being rendered to the Board of County Commissioners of Sarasota County for the sole and specific purpose of complying with Section 177.041(2); Florida statutes and is based solely on the following documents and searches which we believe, in our professional opinion, consist of the available documents sufficient and appropriate to render this certificate: North American Title Company, Title Commitment No.4421993, effective through June 27, 2013 at 5:00 PM and a search of the public records of Sarasota County from June 27, 2013, through September 27, 2017, covering the property described on attached Exhibit "A" (the "Property").

Based upon the aforementioned information, as of September 27, 2017, at 11:00 PM, fee simple title to said real estate is vested in LENNAR HOMES, LLC, a Florida limited liability company and Gran Paradiso Property Owners Association, Inc., a Florida corporation not-for-profit.

There are no mortgages on the Property.

The following easements exist on the Property:

- 1) The easements contained in that certain Declaration of Covenants, Conditions, Easements and Restrictions recorded November 12, 2004, in Official Records Instrument No. 2004216589; First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions, recorded November 17, 2005, in Official Records Instrument No. 2005257191; and, "First" Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded February 2, 2007, in Official Records Instrument No. 2007018906, all of the Public Records of Sarasota County, Florida.
- 2) Declaration of Covenants and Restrictions for Gran Paradiso, which also includes but is not limited to provisions for assessments and easements, recorded November 17, 2005, in Official Records Instrument No. 2005257192; First Amendment to Declaration of Covenants and Restrictions for Gran Paradiso, recorded February 2, 2007, in Official Records Instrument No. 2007018905; Second Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded April 2, 2008, in Official Records Instrument No. 2008044124; Third Amendment to Declaration of Covenants and Restrictions for Gran Paradiso recorded March 23, 2011, in Official Records Instrument No. 2011033531; Fourth Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded March 28, 2011, in Official Records Instrument No. 2011034905 Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded November 12, 2013, in Official Records Instrument No. 2013152280, as further amended, all of the Public Records of Sarasota County, Florida.
- 3) The easements contained in that certain Plat of Gran Paradiso, Infrastructure in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida.
- 4) Easements contained in that certain Plat of Gran Paradiso, Phase 1 recorded in Plat Book 47, Page 6, of the Public Records of Sarasota County, Florida.

EXHIBIT B

- 5) Easement to West Villages Improvement District recorded May 9, 2006, in Official Records Instrument No. 2006086182, of the Public Records of Sarasota County, Florida.

The following encumbrances also exist on the property:

- 1) Taxes for 2016 and subsequent years.
- 2) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments, recorded February 16, 2005, in Official Records Instrument No. 2005032617, of the Public Records of Sarasota County, Florida.
- 3) Agreement between West Villages Improvement "District and Fourth Quarter Properties XXX, LLC For Inclusion of Real Property as a Part of Unit of Development No. 2, recorded July 8, 2005, in Official Records Instrument No. 2005149323, of the Public Records of Sarasota County, Florida.
- 4) Consent and Joinder For West Villages Improvement District Unit of Development No. 3, recorded November 17, 2005, in Official Records Instrument No. 2005257202; and Notice by West Villages Improvement District of Bond Indebtedness For Unit of Development No. 3, recorded May 30, 2007, in Official Records Instrument No. 2007086621, all of the Public Records of Sarasota County, Florida.
- 5) True-Up Agreements recorded April 28, 2006, in Official Records Instrument No. 2006079206 and in Official Records Instrument No. 2006079207, and recorded May 9, 2006, in Official Records Instrument No. 2006086181, all of the Public Records of Sarasota County, Florida.
- 6) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments recorded May 11, 2006, in Official Records Instrument No. 2006088309 and 2006088310, all of the Public Records of Sarasota County, Florida.
- 7) Water and Wastewater System Standard Developer's Agreement recorded May 3, 2016 in Official Records Instrument No. 2016054118, and re-recorded in Official Records Instrument No. 2016080583, all of the Public Records of Lee Sarasota County, Florida.

Dated this 12th day of October, 2017.

PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: (239) 334-2195

By

CHARLES MANN
FL. BAR #310750

EXHIBIT B

EXHIBIT "A"

A part of Tract 312, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5; And a part of Tract 750, Gran Paradiso Townhomes 1A, recorded in Plat Book 49, Page 8, Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°41'04"E., along the South line of said Section 29, a distance of 1171.10 feet; thence N.00°18'56"E., perpendicular to said South line of Section 29, a distance of 173.36 feet to the Southwest corner of Gran Paradiso, Townhomes 1A, recorded in Plat Book 49, Page 8, of the Public Records of Sarasota County, Florida; thence along the boundary line of said Plat of Gran Paradiso, Townhomes 1A, the following two (2) courses: (1) S.89°38'31"E., a distance of 750.79 feet; (2) thence N.00°21'29"E., a distance of 106.21 feet to the POINT OF BEGINNING; thence continue along said boundary line of Gran Paradiso, Townhomes 1A the following eighteen (18) courses: (1) N.00°21'29"E., a distance of 4.00 feet to a point on a non-tangential curve to the right, having: a radius of 315.00 feet, a central angle of 18°57'25", a chord bearing of S.69°58'39"W., and a chord length of 103.75 feet; (2) thence along the arc of said curve, an arc length of 104.22 feet; (3) thence N.10°32'39"W., a distance of 63.67 feet to a point on a non-tangential curve to the right, having: a radius of 251.33 feet, a central angle of 09°29'19", a chord bearing of S.84°12'01"W., and a chord length of 41.57 feet; (4) thence along the arc of said curve, an arc length of 41.62 feet to a point on a compound curve to the right, having: a radius of 101.33 feet, a central angle of 47°22'52", a chord bearing of N.67°21'54"W., and a chord length of 81.43 feet; (5) thence along the arc of said curve, an arc length of 83.80 feet; (6) thence N.36°49'34"E., a distance of 152.82 feet to a point on a non-tangential curve to the left, having: a radius of 45.00 feet, a central angle of 48°29'49", a chord bearing of S.77°25'20"E., and a chord length of 36.96 feet; (7) thence along the arc of said curve, an arc length of 38.09 feet to a point on a compound curve to the left, having: a radius of 115.00 feet, a central angle of 49°55'45", a chord bearing of N.53°21'53"E., and a chord length of 97.07 feet; (8) thence along the arc of said curve, an arc length of 100.21 feet; (9) thence N.28°24'01"E., a distance of 86.55 feet to a point on a curve to the left, having: a radius of 341.50 feet, a central angle of 35°54'46", a chord bearing of N.10°26'37"E., and a chord length of 210.56 feet; (10) thence along the arc of said curve, an arc length of 214.05 feet; (11) thence N.15°43'25"W., a distance of 49.49 feet to a point on a non-tangential curve to the left, having: a radius of 338.00 feet, a central angle of 24°27'05", a chord bearing of N.28°04'18"W., and a chord length of 143.15 feet; (12) thence along the arc of said curve, an arc length of 144.24 feet; (13) thence N.40°17'51"W., a distance of 366.95 feet to a point on a curve to the right, having: a radius of 650.85 feet, a central angle of 35°45'48", a chord bearing of N.22°24'57"W., and a chord length of 399.69 feet; (14) thence along the arc of said curve, an arc length of 406.26 feet to a point on a reverse curve to the left, having: a radius of 44.01 feet, a central angle of 32°44'44", a chord bearing of N.19°52'16"W., and a chord length of 24.81 feet; (15) thence along the arc of said curve, an arc length of 25.15 feet; (16) thence N.16°41'27"W., a distance of 114.66 feet; (17) thence N.73°18'10"E., a distance of 125.43 feet to a point on a non-tangential curve to the left, having: a radius of 475.00 feet, a central angle of 04°15'46", a chord bearing of N.22°18'51"W., and a chord length of 35.33 feet; (18) thence along the arc of said curve, an arc length of 34.34 feet to a point on a compound curve to the left, having a radius of 18.00 feet, a central angle of 09°07'12", a chord bearing of S.70°30'14"E., and a chord length of 25.92 feet; thence along the arc of said curve, an arc length of 28.94 feet to the southerly line of Tract 415 as shown on said

EXHIBIT B

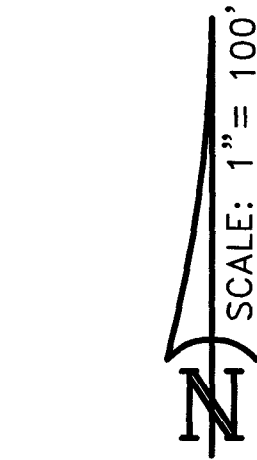
Plat of Gran Paradiso, Townhomes 1A; thence along said southerly line of Tract 415, and said boundary line of Plat of Gran Paradiso Townhomes 1A, the following two courses; (1) N.63°26'15"E., a distance of 282.35 feet to a point on a curve to the right, having: a radius of 375.00 feet, a central angle of 19°28'39", a chord bearing of N.73°10'35"E., and a chord length of 126.87 feet; (2) thence along the arc of said curve, an arc length of 127.48 feet; thence leaving said boundary line of the Plat of Gran Paradiso, Townhomes 1A, S.07°05'05"E., a distance of 114.17 feet; thence S.20°31'15"E., a distance of 82.84 feet to a point on a curve to the left, having: a radius of 641.97 feet, a central angle of 49°09'46", a chord bearing of S.45°06'08"E., and a chord length of 534.10 feet; thence along the arc of said curve, an arc length of 550.84 feet to a point on a reverse curve to the right, having: a radius of 64.00 feet, a central angle of 97°17'03", a chord bearing of S.21°02'29"E., and a chord length of 96.07 feet; thence along the arc of said curve, an arc length of 108.67 feet; thence S.27°36'02"W., a distance of 99.92 feet to a point on a curve to the left, having: a radius of 71.00 feet, a central angle of 75°15'48", a chord bearing of S.10°01'52"E., and a chord length of 86.70 feet; thence along the arc of said curve, an arc length of 93.26 feet; thence S.47°39'46"E., a distance of 319.18 feet to the boundary line of Tract 312, Gran Paradiso Infrastructure, recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida; thence along said boundary line of Tract 312, the following four (4) courses: (1) S.32°40'52"W., a distance of 82.04 feet; (2) thence S.28°34'57"W., a distance of 815.30 feet; (3) thence N.53°17'26"W., a distance of 242.16 feet to a point on a non-tangential curve to the right, having: a radius of 100.00 feet, a central angle of 24°51'22", a chord bearing of S.56°27'23"W., and a chord length of 43.04 feet; (4) thence along the arc of said curve, an arc length of 43.38 feet to the POINT OF BEGINNING.

Parcel contains 943457 Square Feet, or 21.6588 Acres, more or less.

GRAN PARADISO, PHASE 5B

A BOUNDARY SURVEY

IN SECTION 30, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



DESCRIPTION:

Tract 306, Gran Paradiso Infrastructure, recorded in Plat Book 47, Page 5; and a part of Tract 403 Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6, of the Public Records of Sarasota County, Florida, described as follows:

BEGIN at the most southerly corner of Lot 286, Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6, of the Public Records of Sarasota County, Florida; same being a point on the Boundary Line of Tract 306, Gran Paradiso Infrastructure, recorded in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida; thence along said Boundary Line of Tract 306 the following nine (9) courses: (1) N.28°43'16"E, a distance of 90.79 feet to a point on a curve to the left having a radius of 890.00 feet, a central angle of 0°31'01", a chord bearing of N.27°08'11"E, and a chord length of 49.23 feet; (2) thence along the arc of said curve, an arc length of 49.23 feet, to a point on a curve to the left having a radius of 160.00 feet, a central angle of 54°11'17", a chord bearing of S.88°57'06"E, and a chord length of 145.74 feet; (3) thence along the arc of said curve, an arc length of 151.32 feet; (4) thence N.63°57'15"E, a distance of 119.92 feet to a point on a curve to the right having a radius of 1165.00 feet, a central angle of 16°50'20", a chord bearing of N.72°22'25"E, and a chord length of 341.16 feet; (5) thence along the arc of said curve, an arc length of 342.39 feet; (6) thence N.80°47'35"E, a distance of 5.84 feet; (7) thence S.08°12'25"E, a distance of 0.21 feet; (8) thence N.80°47'35"E, a distance of 140.00 feet; (9) thence S.09°12'25"E, also being the West Boundary Line of Tract 403, said Plat of Gran Paradiso, Phase 1, a distance of 33.30 feet; thence N.80°47'35"E, a distance of 50.00 feet to the Southwest corner of Lot 261, of said Plat of Gran Paradiso, Phase 1, same being a point on said Boundary Line of Tract 306, Gran Paradiso Infrastructure; thence along said Boundary Line of Tract 306 the following forty-nine (49) courses: (1) N.80°47'35"E, a distance of 140.00 feet; (2) thence S.09°12'25"E, a distance of 106.49 feet; (3) thence N.80°47'35"E, a distance of 275.54 feet; (4) thence N.29°11'33"E, a distance of 178.64 feet; (5) thence N.80°47'35"E, a distance of 71.03 feet to a point on a curve to the left having a radius of 260.00 feet, a central angle of 77°53'05", a chord bearing of N.41°51'03"E, and a chord length of 326.84 feet; (6) thence along the arc of said curve, an arc length of 353.43 feet; (7) thence N.02°54'30"E, a distance of 13.29 feet to a point on a curve to the left having a radius of 166.28 feet, a central angle of 125°39'05", a chord bearing of N.59°55'02"W, and a chord length of 295.85 feet; (8) thence along the arc of said curve, an arc length of 364.65 feet; (9) thence S.57°15'25"W, a distance of 69.59 feet to a point on a curve to the right having a radius of 1190.00 feet, a central angle of 05°30'08", a chord bearing of S.60°00'29"W, and a chord length of 114.23 feet; (10) thence along the arc of said curve, an arc length of 114.28 feet; (11) thence S.62°45'33"W, a distance of 145.60 feet to a point on a curve to the right having a radius of 1190.00 feet, a central angle of 06°10'38", a chord bearing of S.55°50'52"W, and a chord length of 128.24 feet; (12) thence along the arc of said curve, an arc length of 128.30 feet; (13) thence N.15°05'37"W, a distance of 141.55 feet to a point on a curve to the right having a radius of 1050.20 feet, a central angle of 05°58'13", a chord bearing of S.70°51'03"W, and a chord length of 109.38 feet; (14) thence along the arc of said curve, an arc length of 109.43 feet; (15) thence N.16°09'48"W, a distance of 190.00 feet to a point on a curve to the left having a radius of 860.00 feet, a central angle of 11°04'39", a chord bearing of N.68°17'52"E, and a chord length of 166.01 feet; (16) thence along the arc of said curve, an arc length of 166.27 feet; (17) thence N.62°45'33"E, a distance of 145.60 feet to a point on a curve to the left having a radius of 860.00 feet, a central angle of 05°30'08", a chord bearing of N.80°47'35"W, and a chord length of 82.55 feet; (18) thence along the arc of said curve, an arc length of 82.59 feet; (19) thence N.57°15'25"E, a distance of 69.59 feet to a point on a curve to the right having a radius of 496.28 feet, a central angle of 125°39'05", a chord bearing of S.59°55'02"E, and a chord length of 883.00 feet; (20) thence along the arc of said curve, an arc length of 1088.35 feet; (21) thence S.02°54'30"W, a distance of 13.29 feet to a point on a curve to the right having a radius of 580.00 feet, a central angle of 77°53'05", a chord bearing of S.41°51'03"W, and a chord length of 741.67 feet; (22) thence along the arc of said curve, an arc length of 802.01 feet; (23) thence S.80°47'35"W, a distance of 541.04 feet; (24) thence N.09°12'25"W, a distance of 140.00 feet; (25) thence S.80°47'35"W, a distance of 14.49 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of S.35°47'35"W, and a chord length of 35.36 feet; (26) thence along the arc of said curve, an arc length of 35.37 feet; (27) thence S.09°12'25"E, a distance of 50.00 feet to a point on a curve to the right having a radius of 1542.00 feet, a central angle of 06°49'05", a chord bearing of S.05°47'52"E, and a chord length of 183.39 feet; (28) thence along the arc of said curve, an arc length of 183.49 feet; (29) thence S.02°23'20"W, a distance of 11.38 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of S.45°53'40"E, and a chord length of 34.42 feet; (30) thence along the arc of said curve, an arc length of 37.97 feet to a point on a curve to the left having a radius of 1260.00 feet, a central angle of 05°58'39", a chord bearing of S.87°36'40"W, and a chord length of 131.39 feet; (31) thence along the arc of said curve, an arc length of 131.45 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of N.41°07'00"E, and a chord length of 34.42 feet; (32) thence along the arc of said curve, an arc length of 37.97 feet; (33) thence N.02°23'20"W, a distance of 11.38 feet to a point on a curve to the left having a radius of 1458.00 feet, a central angle of 06°49'05", a chord bearing of N.05°47'52"W, and a chord length of 173.40 feet; (34) thence along the arc of said curve, an arc length of 173.50 feet; (35) thence N.09°12'25"W, a distance of 50.00 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of N.54°12'25"W, and a chord length of 35.36 feet; (36) thence along the arc of said curve, an arc length of 39.27 feet; (37) thence S.80°47'35"W, a distance of 9.84 feet; (38) thence S.02°12'25"E, a distance of 140.00 feet; (39) thence S.80°47'35"W, a distance of 95.00 feet to a point on a curve to the left having a radius of 835.00 feet, a central angle of 16°50'20", a chord bearing of S.72°22'25"W, and a chord length of 244.52 feet; (40) thence along the arc of said curve, an arc length of 245.40 feet; (41) thence S.63°57'15"W, a distance of 119.92 feet to a point on a curve to the right having a radius of 490.00 feet, a central angle of 62°23'19", a chord bearing of N.84°51'05"W, and a chord length of 507.58 feet; (42) thence along the arc of said curve, an arc length of 533.55 feet; (43) thence N.53°39'26"W, a distance of 110.65 feet to a point on a curve to the right having a radius of 186.00 feet, a central angle of 15°57'47", a chord bearing of N.37°00'04"E, and a chord length of 51.65 feet; (44) thence along the arc of said curve, an arc length of 51.82 feet; (45) thence along the arc of said curve, an arc length of 65.37 feet to a point on a reverse curve to the right having a radius of 25.00 feet, a central angle of 04°59'32", a chord bearing of N.42°32'18"E, and a chord length of 65.34 feet; (46) thence along the arc of said curve, an arc length of 65.37 feet, to a point on a reverse curve to the right having a radius of 25.00 feet, a central angle of 04°59'32", a chord bearing of N.83°11'35"E, and a chord length of 34.20 feet; (47) thence N.36°20'34"E, a distance of 50.00 feet; (48) thence S.53°39'26"E, a distance of 78.05 feet to a point on a curve to the left having a radius of 300.00 feet, a central angle of 08°11'26", a chord bearing of S.57°45'09"E, and a chord length of 42.85 feet; (49) thence along the arc of said curve, an arc length of 42.89 feet to the POINT OF BEGINNING.

Parcel contains 1068348 Square Feet, or 24.5259 Acres more or less.

REPORT OF SURVEY:

- This plat represents a Boundary Survey showing visible improvements.
- Bearings shown hereon refer to an assumed meridian, the North line of Section 30-39-20, as being N.89°53'13"W.
- Description shown hereon has been prepared for this plat. There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- This plat has been prepared with the benefit of a Commitment for Title Insurance furnished PAVESE LAW FIRM, Effective date September 4, 2015.
- ACCURACY: The expected use of the land, as classified in the Minimum Technical Standards (CG-17 F.A.C.), is "Rural". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurements and calculation of a closed geometric figure was found to exceed the requirement.

- The lands shown hereon are situated in Flood Zone "X", per the Federal Emergency Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Index Map dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These Flood Zone lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. This information is shown hereon to meet the requirement of Section 37-B(1), of the Unified Land Development Code of the City of North Port.

LEGEND:
■ - Denotes 4" Concrete Monument
Set LB 6638

LINE	BEARING	DISTANCE
L1	N 28°43'16" E	90.79
L2	N 80°47'35" E	6.84
L3	S 09°12'25" E	0.21
L4	N 80°47'35" E	140.00
L5	S 09°12'25" E	33.30
L6	N 80°47'35" E	71.03
L7	N 02°54'30" E	13.29
L8	S 57°15'25" W	69.59
L9	N 57°15'25" E	69.59
L10	S 02°54'30" W	13.29
L11	N 09°12'25" W	140.00
L12	S 80°47'35" W	14.49
L13	S 09°12'25" E	50.00
L14	S 02°23'20" E	11.38
L15	N 02°23'20" W	11.38
L16	N 09°12'25" W	50.00
L17	S 80°47'35" W	9.84
L18	S 09°12'25" E	140.00
L19	S 80°47'35" W	95.00
L20	N 53°39'26" W	110.65
L21	N 36°20'34" E	50.00
L22	S 53°39'26" E	78.05

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	890.00'	3°10'10"	N 27°08'11" E	49.23'	49.23'
C2	160.00'	54°11'17"	S 88°57'06" E	145.74'	151.32'
C3	1165.00'	16°50'20"	N 72°22'25" E	341.16'	342.39'
C4	260.00'	77°53'05"	N 41°51'03" E	326.84'	353.43'
C5	166.28'	125°39'05"	N 59°55'02" W	295.85'	364.65'
C6	1190.00'	5°30'08"	S 60°00'29" W	114.23'	114.28'
C7	1190.00'	6°10'38"	S 55°50'52" W	128.24'	128.30'
C8	1050.20'	5°58'13"	S 70°51'03" W	109.38'	109.43'
C9	860.00'	11°04'39"	S 68°17'52" E	166.01'	166.27'
C10	860.00'	5°30'08"	N 60°00'29" E	82.55'	82.59'
C11	496.28'	125°39'05"	S 59°55'02" E	883.00'	1088.35'
C12	590.00'	77°53'05"	S 41°51'03" W	741.67'	802.01'
C13	25.00'	90°00'00"	S 35°47'35" W	35.36'	39.27'
C14	1542.00'	6°49'05"	S 05°47'52" E	183.39'	183.49'
C15	25.00'	87°00'40"	S 45°53'40" W	34.42'	37.97'
C16	1260.00'	5°58'39"	S 87°36'40" W	131.39'	131.45'
C17	25.00'	87°00'40"	N 41°07'00" E	34.42'	37.97'
C18	1458.00'	6°49'05"	N 05°47'52" W	173.40'	173.50'
C19	25.00'	90°00'00"	N 54°12'25" W	35.36'	39.27'
C20	835.00'	16°50'20"	S 72°22'25" W	244.52'	245.40'
C21	490.00'	62°23'19"	N 84°51'05" W	507.58'	533.55'
C22	186.00'	15°57'47"	N 37°00'04" E	51.65'	51.82'
C23	750.20'	4°59'32"	N 42°32'18" E	65.34'	65.37'
C24	25.00'	86°18'09"	N 83°11'35" E	34.20'	37.66'
C25	300.00'	8°11'26"	S 57°45'09" E	42.85'	42.89'

Revised: October 16, 2017 (Removed terminated easement)

CERTIFIED TO:
KIMLEY HORN & ASSOCIATES
LENNAR

FIELD BOOK: _____ PAGE(S): _____
JOB NUMBER: 17-08-12A DRAWN BY: DML

SHEET
1 of 1

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN HEREON ACCORDING TO A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(7), FLORIDA STATUTES)

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
NOT VALID UNLESS PRINTED WITH EXEMPTED LAND SURVEYOR'S SEAL

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB. 6638
606 Cypress Avenue Venice, Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bs@brittsurveying.com

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA }
COUNTY OF LEE } SS
Lennar Homes, LLC, a Florida Limited Liability Company, by its Vice President, Darin McMurray, acting by and with authority of its members, certifies ownership by said Limited Liability Company, of "GRAN PARADISO, PHASE 5-B" shown and described hereon;
Said Company does hereby dedicate in perpetuity and for its exclusive use all easements identified as "Public Drainage Easements", as shown herein to the West Villages Improvement District (WVID) for pedestrian and vehicular ingress and egress, temporary parking, installation, construction, inspection, repair, replacement, upgrade and maintenance of water management and other WVID facilities, the lands so encumbered being the perpetual maintenance obligation of Gran Paradiso Properties Owners Association, Inc., its grantees, successors and/or assigns, without recourse to the City of North Port.

The Ingress & Egress Easement over Tract 424, are hereby dedicated in perpetuity to the West Villages Improvement District (WVID) for unobstructed access to and from said WVID's water management facilities, lands and easements for water management and other lawful purposes, the land encumbered by said ingress & egress easements being the perpetual maintenance responsibility of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the WVID.

Said Company does hereby dedicate and set apart all easements identified as "Public Utility Easement" to the City of North Port.

Said Company does hereby dedicate and set apart Tract 424 (private road), Tract 757 (Common Area; Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easement), and other easements shown hereon to the Gran Paradiso Property Owners Association, Inc., its successors and assigns, members, respective guests, licensees, invitees, utilities serving the subdivision including the City of North Port utilities, electric, cable television and related services, emergency and law enforcement personnel serving the Subdivision, and other persons providing essential services to the subdivision, forever; subject however, to any rights dedicated to the City of North Port, or the West Villages Improvement District (WVID) by this plat.

IN WITNESS WHEREOF, Darin McMurray, as Vice President, has caused this dedication to be made and signed this _____ day of _____, A.D., 2017.

WITNESS: _____ LENNAR HOMES, LLC, a Florida Limited Liability Company

Print Name: _____

WITNESS: _____ BY: _____
Darin McMurray, Vice President

Print Name: _____

STATE OF FLORIDA }
COUNTY OF LEE } SS

BEFORE ME, the undersigned Notary Public, personally appeared Darin McMurray, Vice President of and in behalf of Lennar Homes, LLC, a Florida Limited Liability Company, to me known to be the individual described in and who executed the foregoing Certificate of Dedication and he duly acknowledged before me that he executed the same, as Vice President, for and in behalf of said Limited Liability Company.

WITNESS my hand and official seal at Lee County, Florida, this _____ day of _____, A.D. 2017.

Notary Public – State of Florida

Name Printed

My Commission Expires: _____

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA }
COUNTY OF LEE } SS

Gran Paradiso Property Owners Association Inc., by David Negip, its President, acting by and with authority of its members, certifies ownership by said Association, of "GRAN PARADISO, PHASE 5-B" shown and described hereon;

Said Association does hereby dedicate in perpetuity and for its exclusive use all easements identified as "Public Drainage Easements", as shown herein to the West Villages Improvement District (WVID) for pedestrian and vehicular ingress and egress, temporary parking, installation, construction, inspection, repair, replacement, upgrade and maintenance of water management and other WVID facilities, the lands so encumbered being the perpetual maintenance obligation of Gran Paradiso Properties Owners Association, Inc., its grantees, successors and/or assigns, without recourse to the City of North Port.

The Ingress & Egress Easements over Tract 424, are hereby dedicated in perpetuity to the West Villages Improvement District (WVID) for unobstructed access to and from said WVID's water management facilities, lands and easements for water management and other lawful purposes, the land encumbered by said ingress & egress easements being the perpetual maintenance responsibility of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the WVID.

Said Association does hereby dedicate and set apart all easements identified as "Public Utility Easement" to the City of North Port.

Said Association does hereby dedicate and set apart Tract 424 (private road), and other easements shown hereon to the Gran Paradiso Property Owners Association, Inc., its successors and assigns, members, respective guests, licensees, invitees, utilities serving the subdivision including the City of North Port utilities, electric, cable television and related services, emergency and law enforcement personnel serving the Subdivision, and other persons providing essential services to the subdivision, forever; subject however, to any rights dedicated to the City of North Port, or the West Villages Improvement District (WVID) by this plat.

IN WITNESS WHEREOF, David Negip, as President, has caused this dedication to be made and signed this _____ day of _____, A.D., 2017.

Gran Paradiso Property Owners Association, Inc.

Print Name: _____

WITNESS: _____ BY: _____

Print Name: _____ David Negip, President

STATE OF FLORIDA }
COUNTY OF LEE } SS

BEFORE ME, the undersigned Notary Public, personally appeared David Negip, President of and in behalf of Gran Paradiso Property Owners Association Inc., to me known to be the individual described in and who executed the foregoing Certificate of Dedication and he duly acknowledged before me that he executed the same, as _____, for and in behalf of said Association.

WITNESS my hand and official seal at Sarasota County, Florida, this _____ day of _____, A.D. 2017.

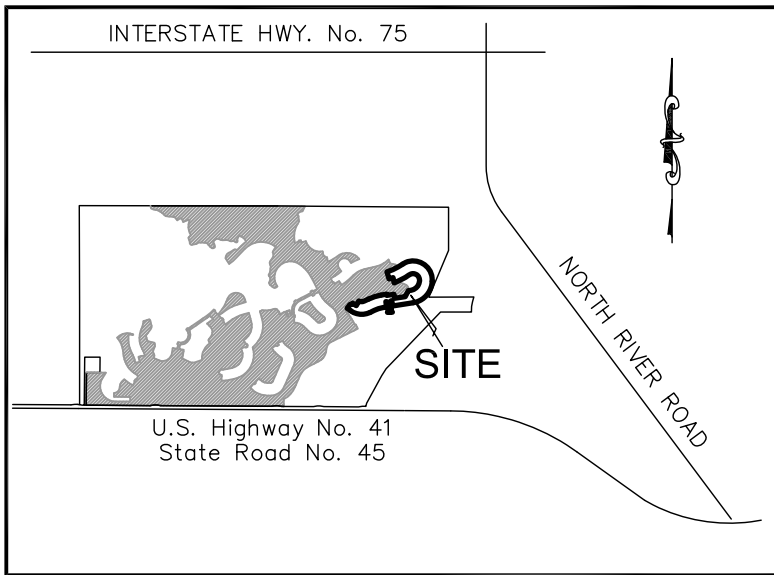
Notary Public – State of Florida

Name Printed

My Commission Expires: _____

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

NOTE:

This is a cluster housing concept plat and building setbacks vary in accordance with appropriate zoning regulations.

"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 Sarasota County, Florida.

The Declaration of Covenants and Restrictions are recorded in Official Records Instrument No. 2004216589 and in Official Records Instrument No. 2005257192, as amended and restated in Official Records Instrument No. 2013152280, and as further amended, all of the Public Records of Sarasota County, Florida.

The elevations shown hereon refer to USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.

DEDICATION OF EASEMENTS

Unless otherwise indicated, all easements shown hereon are non-exclusive, furthermore, easements of ten (10) feet in width along each front lot line, five (5) feet in width along each rear lot line and two and one half (2.5) feet along each side lot line are hereby created and dedicated for the purpose of accommodating utilities and drainage in, over, under and upon such encumbered real property. All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.

FLOOD ZONE

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community–Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on _____. The permanent Control Points (PCP's), Bench Marks (BM's) and lot boundary corners installation date will be certified by a recorded affidavit.

Date

Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
606 Cypress Avenue
Venice Florida 34285

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND 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. 2017.

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF CITY ATTORNEY

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I the undersigned, hereby certify that I have examined and approved this plat for recording, this _____ day of _____, A.D. 2017.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I hereby certify that I have reviewed this plat for compliance with Chapter 177, Part One, of the Florida Statutes.

City Surveyor & Mapper _____ Date:

Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3941

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I 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

BY: _____
City Engineer _____ Date

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF SARASOTA } S.S.

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. 2017.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk

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_____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2017.

Karen E. Rushing, _____ By: _____
Deputy Clerk

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE & ACKNOWLEDGEMENT

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the herein dedications to it and acknowledges said WVID has no maintenance obligation in, over, under or upon the lands encumbered by the Public Drainage Easements and Ingress/Egress Easements shown herein.

By: _____
Chairman of the Board of Supervisors

By: _____
Secretary of the Board of Supervisors

Date



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 2 OF 8

DESCRIPTION:

Tract 306, Gran Paradiso Infrastructure, recorded in Plat Book 47, Page 5; and a part of Tract 403 Gran Paradiso, Phase I, recorded in Plat Book 47, Page 6, of the Public Records of Sarasota County, Florida, described as follows:

BEGIN at the most southerly corner of Lot 286, Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6, of the Public Records of Sarasota County, Florida; same being a point on the Boundary Line of Tract 306, Gran Paradiso Infrastructure, recorded in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida; thence along said Boundary Line of Tract 306 the following nine (9) courses: (1) N.28°43'16"E., a distance of 90.79 feet to a point on a curve to the left having a radius of 890.00 feet, a central angle of 03°10'10", a chord bearing of N.27°08'11"E., and a chord length of 49.23 feet; (2) thence along the arc of said curve, an arc length of 49.23 feet, to a point on a curve to the left having: a radius of 160.00 feet, a central angle of 54°11'17", a chord bearing of S.88°57'06"E., and a chord length of 145.74 feet; (3) thence along the arc of said curve, an arc length of 151.32 feet; (4) thence N.63°57'15"E., a distance of 119.92 feet to a point on a curve to the right having: a radius of 1165.00 feet, a central angle of 16°50'20", a chord bearing of N.72°22'25"E., and a chord length of 341.16 feet; (5) thence along the arc of said curve, an arc length of 342.39 feet; (6) thence N.80°47'35"E., a distance of 6.84 feet; (7) thence S.09°12'25"E. a distance of 0.21 feet; (8) thence N.80°47'35"E., a distance of 140.00 feet; (9) thence S.09°12'25"E., also being the West Boundary Line of Tract 403, said Plat of Gran Paradiso, Phase 1, a distance of 33.30 feet; thence N.80°47'35"E., a distance of 50.00 feet to the Southwest corner of Lot 261, of said Plat of Gran Paradiso, Phase I, same being a point on said Boundary Line of Tract 306, Gran Paradiso Infrastructure; thence along said Boundary Line of Tract 306 the following forty-nine (49) courses: (1) N.80°47'35"E., a distance of 140.00 feet; (2) thence S.09°12'25"E., a distance of 106.49 feet; (3) thence N.80°47'35"E., a distance of 275.54 feet; (4) thence N.29°11'33"E., a distance of 178.64 feet; (5) thence N.80°47'35"E., a distance of 71.03 feet to a point on a curve to the left having: a radius of 260.00 feet, a central angle of 77°53'05", a chord bearing of N.41°51'03"E., and a chord length of 326.84 feet; (6) thence along the arc of said curve, an arc length of 353.43 feet; (7) thence N.02°54'30"E., a distance of 13.29 feet to a point on a curve to the left having: a radius of 166.28 feet, a central angle of 125°39'05", a chord bearing of N.59°55'02"W., and a chord length of 295.85 feet; (8) thence along the arc of said curve, an arc length of 364.65 feet; (9) thence S.57°15'25"W., a distance of 69.59 feet to a point on a curve to the right having: a radius of 1190.00 feet, a central angle of 05°30'08", a chord bearing of S.60°00'29"W., and a chord length of 114.23 feet; (10) thence along the arc of said curve, an arc length of 114.28 feet; (11) thence S.62°45'33"W., a distance of 145.60 feet to a point on a curve to the right having: a radius of 1190.00 feet, a central angle of 06°10'38", a chord bearing of S.65°50'52"W., and a chord length of 128.24 feet; (12) thence along the arc of said curve, an arc length of 128.30 feet; (13) thence N.13°05'37"W., a distance of 141.55 feet to a point on a curve to the right having: a radius of 1050.20 feet, a central angle of 05°58'13", a chord bearing of S.70°51'03"W., and a chord length of 109.38 feet; (14) thence along the arc of said curve, an arc length of 109.43 feet; (15) thence N.16°09'48"W., a distance of 190.00 feet to a point on a curve to the left having: a radius of 860.00 feet, a central angle of 11°04'39", a chord bearing of N.68°17'52"E., and a chord length of 166.01 feet; (16) thence along the arc of said curve, an arc length of 166.27 feet; (17) thence N.62°45'33"E., a distance of 145.60 feet to a point on a curve to the left having: a radius of 860.00 feet, a central angle of 05°30'08", a chord bearing of N.60°00'29"E., and a chord length of 82.55 feet; (18) thence along the arc of said curve, an arc length of 82.59 feet; (19) thence N.57°15'25"E., a distance of 69.59 feet to a point on a curve to the right having: a radius of 496.28 feet, a central angle of 125°39'05", a chord bearing of S.59°55'02"E., and a chord length of 883.00 feet; (20) thence along the arc of said curve, an arc length of 1088.35 feet; (21) thence S.02°54'30"W., a distance of 13.29 feet to a point on a curve to the right having: a radius of 590.00 feet, a central angle of 77°53'05", a chord bearing of S.41°51'03"W., and a chord length of 741.67 feet; (22) thence along the arc of said curve, an arc length of 802.01 feet; (23) thence S.80°47'35"W., a distance of 541.04 feet; (24) thence N.09°12'25"W., a distance of 140.00 feet; (25) thence S.80°47'35"W., a distance of 14.49 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of S.35°47'35"W., and a chord length of 35.36 feet; (26) thence along the arc of said curve, an arc length of 39.27 feet; (27) thence S.09°12'25"E., a distance of 50.00 feet to a point on a curve to the right having: a radius of 1542.00 feet, a central angle of 06°49'05", a chord bearing of S.05°47'52"E., and a chord length of 183.39 feet; (28) thence along the arc of said curve, an arc length of 183.49 feet; (29) thence S.02°23'20"E., a distance of 11.38 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of S.45°53'40"E., and a chord length of 34.42 feet; (30) thence along the arc of said curve, an arc length of 37.97 feet to a point on a curve to the left having: a radius of 1260.00 feet, a central angle of 05°58'39", a chord bearing of S.87°36'40"W., and a chord length of 131.39 feet; (31) thence along the arc of said curve, an arc length of 131.45 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of N.41°07'00"E., and a chord length of 34.42 feet; (32) thence along the arc of said curve, an arc length of 37.97 feet; (33) thence N.02°23'20"W., a distance of 11.38 feet to a point on a curve to the left having: a radius of 1458.00 feet, a central angle of 06°49'05", a chord bearing of N.05°47'52"W., and a chord length of 173.40 feet; (34) thence along the arc of said curve, an arc length of 173.50 feet; (35) thence N.09°12'25"W., a distance of 50.00 feet to a point on a curve to the left having: a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of N.54°12'25"W., and a chord length of 35.36 feet; (36) thence along the arc of said curve, an arc length of 39.27 feet; (37) thence S.80°47'35"W., a distance of 9.84 feet; (38) thence S.09°12'25"E., a distance of 140.00 feet; (39) thence S.80°47'35"W., a distance of 95.00 feet to a point on a curve to the left having: a radius of 835.00 feet, a central angle of 16°50'20", a chord bearing of S.72°22'25"W., and a chord length of 244.52 feet; (40) thence along the arc of said curve, an arc length of 245.40 feet; (41) thence S.63°57'15"W., a distance of 119.92 feet to a point on a curve to the right having: a radius of 490.00 feet, a central angle of 62°23'19", a chord bearing of N.84°51'05"W., and a chord length of 507.58 feet; (42) thence along the arc of said curve, an arc length of 533.55 feet; (43) thence N.53°39'26"W., a distance of 110.65 feet to a point on a curve to the right having: a radius of 186.00 feet, a central angle of 15°57'47", a chord bearing of N.37°00'04"E., and a chord length of 51.65 feet; (44) thence along the arc of said curve, an arc length of 51.82 feet; to a point on a reverse curve to the left having: a radius of 750.20 feet, a central angle of 04°59'32", a chord bearing of N.42°32'18"E., and a chord length of 65.34 feet; (45) thence along the arc of said curve, an arc length of 65.37 feet, to a point on a reverse curve to the right having: a radius of 25.00 feet, a central angle of 86°18'07", a chord bearing of N.83°11'35"E., and a chord length of 34.20 feet; (46) thence along the arc of said curve, an arc length of 37.66 feet; (47) thence N.36°20'34"E., a distance of 50.00 feet; (48) thence S.53°39'26"E., a distance of 78.05 feet to a point on a curve to the left having: a radius of 300.00 feet, a central angle of 08°11'26", a chord bearing of S.57°45'09"E., and a chord length of 42.85 feet; (49) thence along the arc of said curve, an arc length of 42.89 feet to the POINT OF BEGINNING.

Parcel contains 1068348 Square Feet, or 24.5259 Acres more or less.

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

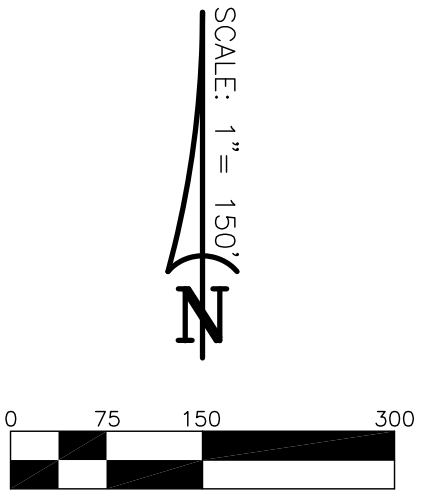
SHEET 3 OF 8

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	890.00'	3°10'10"	N 27°08'11" E	49.23'	49.23'
C2	160.00'	54°11'17"	S 88°57'06" E	145.74'	151.32'
C3	1165.00'	16°50'20"	N 72°22'25" E	341.16'	342.39'
C4	260.00'	77°53'05"	N 41°51'03" E	326.84'	353.43'
C5	166.28'	125°39'05"	N 59°55'02" W	295.85'	364.65'
C6	1190.00'	5°30'08"	S 60°00'29" W	114.23'	114.28'
C7	1190.00'	6°10'38"	S 65°50'52" W	128.24'	128.30'
C8	1050.20'	5°58'13"	S 70°51'03" W	109.38'	109.43'
C9	860.00'	11°04'39"	N 68°17'52" E	166.01'	166.27'
C10	860.00'	5°30'08"	N 60°00'29" E	82.55'	82.59'
C11	496.28'	125°39'05"	S 59°55'02" E	883.00'	1088.35'
C12	590.00'	77°53'05"	S 41°51'03" W	741.67'	802.01'
C13	25.00'	90°00'00"	S 35°47'35" W	35.36'	39.27'
C14	1542.00'	6°49'05"	S 05°47'52" E	183.39'	183.49'
C15	25.00'	87°00'40"	S 45°53'40" E	34.42'	37.97'
C16	1260.00'	5°58'39"	S 87°36'40" W	131.39'	131.45'
C17	25.00'	87°00'40"	N 41°07'00" E	34.42'	37.97'
C18	1458.00'	6°49'05"	N 05°47'52" W	173.40'	173.50'
C19	25.00'	90°00'00"	N 54°12'25" W	35.36'	39.27'
C20	835.00'	16°50'20"	S 72°22'25" W	244.52'	245.40'
C21	490.00'	62°23'19"	N 84°51'05" W	507.58'	533.55'
C22	186.00'	15°57'47"	N 37°00'04" E	51.65'	51.82'
C23	750.20'	4°59'32"	N 42°32'18" E	65.34'	65.37'
C24	25.00'	86°18'07"	N 83°11'35" E	34.20'	37.66'
C25	300.00'	8°11'26"	S 57°45'09" E	42.85'	42.89'

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 424 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Tract 757 - Common Area; Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easements.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.



KEY MAP

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°43'16" E	90.79'
L2	N 80°47'35" E	6.84'
L3	S 09°12'25" E	0.21'
L4	N 80°47'35" E	140.00'
L5	S 09°12'25" E	33.30'
L6	N 80°47'35" E	71.03'
L7	N 02°54'30" E	13.29'
L8	S 57°15'25" W	69.59'
L9	S 57°15'25" E	69.59'
L10	S 02°54'30" W	13.29'
L11	N 09°12'25" W	140.00'
L12	S 80°47'35" W	14.49'
L13	S 09°12'25" E	50.00'
L14	S 02°23'20" E	11.38'
L15	N 02°23'20" W	11.38'
L16	N 09°12'25" W	50.00'
L17	S 80°47'35" W	9.84'
L18	S 09°12'25" E	140.00'
L19	S 80°47'35" W	95.00'
L20	N 53°39'26" W	110.65'
L21	N 36°20'34" E	50.00'
L22	S 53°39'26" E	78.05'

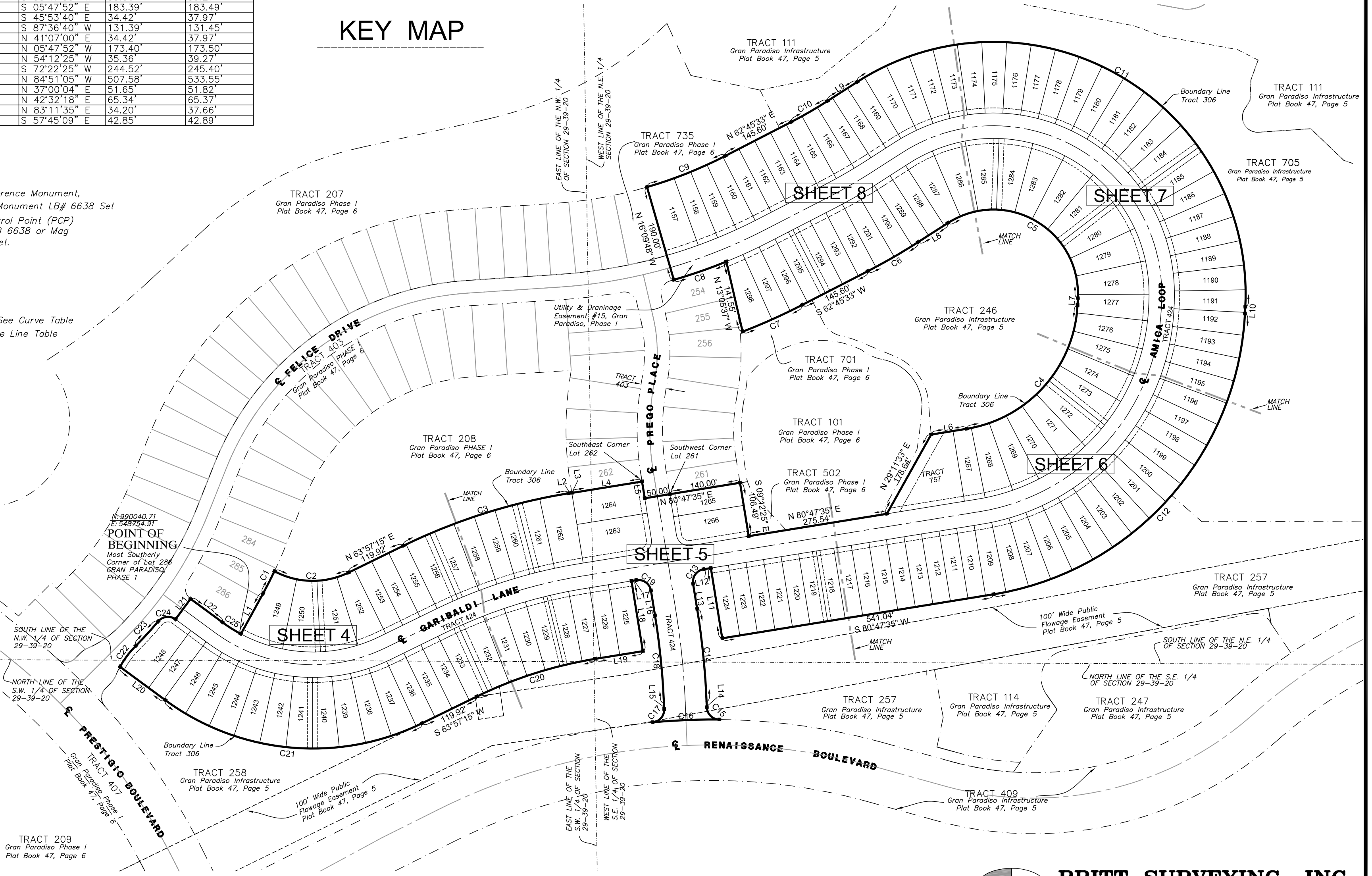


EXHIBIT D

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 4 OF 8

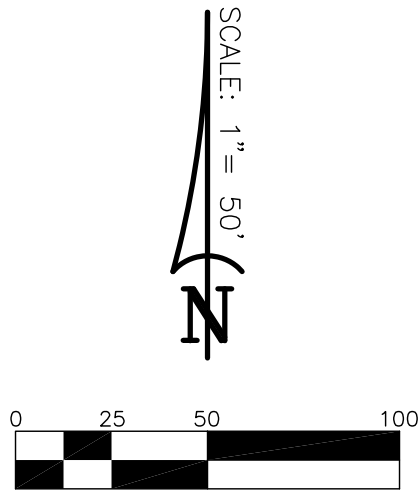
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	890.00'	3°10'10"	N 27°08'11" E	49.23'	49.23'
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C3	1165.00'	16°50'20"	N 72°22'25" E	341.16'	342.39'
C20	835.00'	16°50'20"	S 72°22'25" W	244.52'	245.40'
C21	490.00'	62°23'19"	N 84°51'05" W	507.58'	533.55'
C22	186.00'	15°57'47"	N 37°00'04" E	51.65'	51.82'
C23	750.20'	4°59'32"	N 42°32'18" E	65.34'	65.37'
C24	25.00'	86°18'07"	N 83°11'35" E	34.20'	37.66'
C25	300.00'	8°11'26"	S 57°45'09" E	42.85'	42.89'
C26	300.00'	62°23'19"	S 84°51'05" E	310.77'	326.67'
C27	1025.00'	16°50'20"	N 72°22'25" E	300.16'	301.24'
C45	975.00'	16°50'20"	S 72°22'25" W	285.52'	286.55'
C46	350.00'	62°23'19"	N 84°51'05" W	362.56'	381.11'
C155	975.00'	3°05'17"	S 67°09'49" W	52.54'	52.55'
C156	835.00'	3°05'17"	N 67°09'49" E	45.00'	45.01'
C157	975.00'	1°39'55"	S 64°47'13" W	28.34'	28.34'
C158	835.00'	1°39'55"	N 64°47'13" E	24.27'	24.27'
C159	350.00'	1°30'50"	S 64°42'40" W	9.25'	9.25'
C160	490.00'	1°30'50"	N 64°42'40" E	12.95'	12.95'
C161	350.00'	6°08'30"	S 68°32'20" W	37.50'	37.52'
C162	490.00'	6°08'30"	N 68°32'20" E	52.50'	52.53'
C163	350.00'	6°08'30"	S 74°40'51" W	37.50'	37.52'
C164	490.00'	6°08'30"	N 74°40'51" E	52.50'	52.53'
C165	350.00'	6°08'30"	S 80°49'21" W	37.50'	37.52'
C166	490.00'	6°08'30"	N 80°49'21" E	52.50'	52.53'
C167	350.00'	6°08'30"	S 86°57'51" W	37.50'	37.52'
C168	490.00'	6°08'30"	N 86°57'51" E	52.50'	52.53'
C169	350.00'	6°08'30"	S 86°53'38" W	37.50'	37.52'
C170	490.00'	6°08'30"	N 86°53'38" E	52.50'	52.53'
C171	350.00'	6°08'30"	S 80°45'08" W	37.50'	37.52'
C172	490.00'	6°08'30"	N 80°45'08" E	52.50'	52.53'
C173	350.00'	6°08'30"	S 74°36'37" W	37.50'	37.52'
C174	490.00'	6°08'30"	N 74°36'37" E	52.50'	52.53'
C175	350.00'	6°08'30"	S 68°28'07" W	37.50'	37.52'
C176	490.00'	6°08'30"	N 68°28'07" E	52.50'	52.53'

C177	350.00'	6°08'30"	N 62°19'37" W	37.50'	37.52'
C178	490.00'	6°08'30"	S 62°19'37" E	52.50'	52.53'
C179	350.00'	5°35'56"	N 56°27'24" W	34.19'	34.20'
C180	490.00'	5°35'56"	S 56°27'24" E	47.86'	47.88'
C184	160.00'	16°40'35"	N 70°11'45" W	46.41'	46.57'
C186	300.00'	16°41'11"	S 70°11'27" E	87.06'	87.37'
C187	160.00'	14°21'41"	N 85°42'54" W	40.00'	40.10'
C188	300.00'	14°21'41"	S 85°42'54" E	75.00'	75.20'
C189	160.00'	14°21'41"	S 79°55'25" W	40.00'	40.10'
C190	300.00'	14°21'41"	N 79°55'25" E	75.00'	75.20'
C191	160.00'	8°47'19"	S 68°20'55" W	24.52'	24.54'
C192	300.00'	8°47'19"	N 68°20'55" E	45.97'	46.02'
C193	1165.00'	0°18'45"	S 64°06'38" W	6.35'	6.35'
C194	1025.00'	0°18'45"	N 64°06'38" E	5.59'	5.59'
C195	1165.00'	2°30'56"	S 65°31'28" W	51.15'	51.15'
C196	1025.00'	2°30'56"	N 65°31'28" E	45.00'	45.00'
C197	1165.00'	2°30'56"	S 68°02'24" W	51.15'	51.15'
C198	1025.00'	2°30'56"	N 68°02'24" E	45.00'	45.00'
C269	325.00'	62°23'19"	S 84°51'05" E	336.66'	353.89'
C270	1000.00'	16°50'20"	S 72°22'25" W	292.84'	293.89'

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 424 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

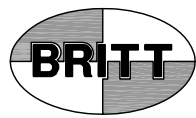
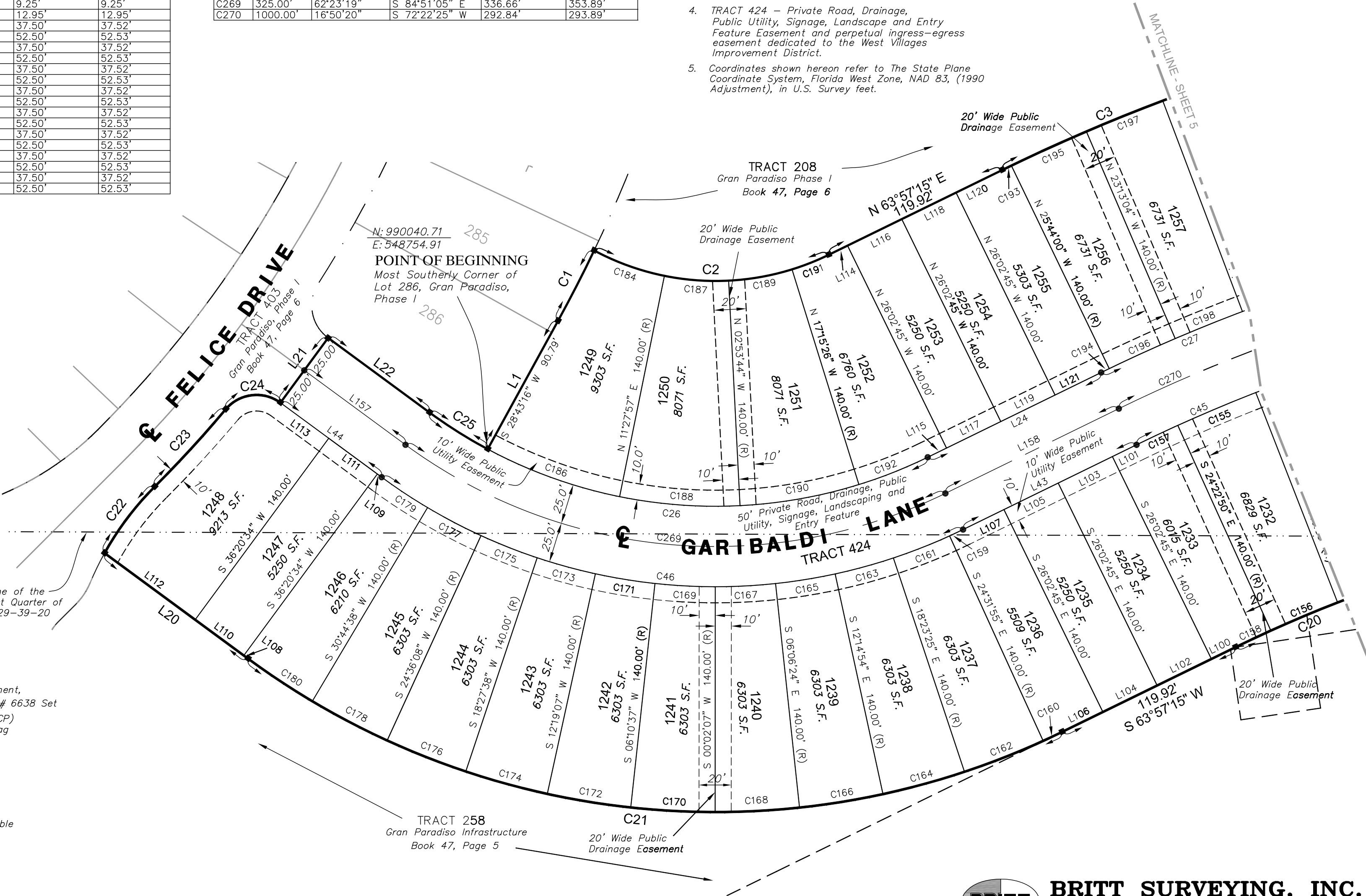


LINE	BEARING	DISTANCE
L1	N 28°43'16" E	90.79'
L20	N 53°39'26" W	110.65'
L21	N 36°20'34" E	50.00'
L22	S 53°39'26" E	78.05'
L24	N 63°57'15" E	119.92'
L43	S 63°57'15" W	119.92'
L44	N 53°39'26" W	78.05'
L100	N 63°57'15" E	16.66'
L101	S 63°57'15" W	16.66'
L102	N 63°57'15" E	37.50'
L103	S 63°57'15" W	37.50'
L104	N 63°57'15" E	37.50'
L105	S 63°57'15" W	37.50'
L106	N 63°57'15" E	28.25'
L107	S 63°57'15" W	28.25'
L108	N 53°39'26" E	3.32'
L109	S 53°39'26" W	37.50'
L110	N 53°39'26" E	37.50'
L111	S 53°39'26" W	69.83'
L112	N 53°39'26" E	37.24'
L113	S 53°39'26" W	13.01'
L114	N 63°57'15" E	13.01'
L115	S 63°57'15" W	37.50'
L116	N 63°57'15" E	37.50'
L117	S 63°57'15" W	37.50'
L118	N 63°57'15" E	37.50'
L119	S 63°57'15" W	31.91'
L120	N 63°57'15" E	31.91'
L121	S 53°39'26" E	78.05'
L158	N 63°57'15" E	119.92'

North Line of the Southwest Quarter of Section 29-39-20

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 5 OF 8

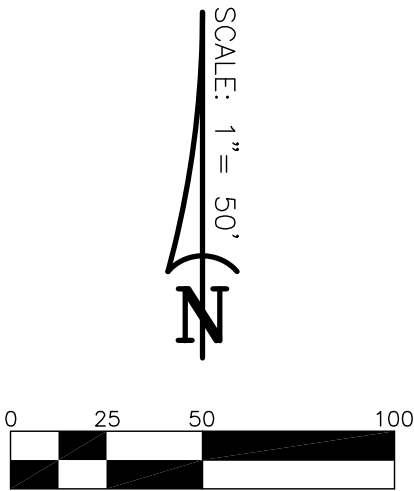
LINE TABLE

LINE	BEARING	DISTANCE	L87	S 80°47'35" W	35.00'
L2	N 80°47'35" E	6.84'	L88	N 80°47'35" E	35.00'
L3	S 09°12'25" E	0.21'	L89	S 80°47'35" W	35.00'
L4	N 80°47'35" E	140.00'	L90	N 80°47'35" E	35.00'
L5	S 09°12'25" E	33.30'	L91	S 80°47'35" W	35.00'
L11	N 09°12'25" W	140.00'	L92	N 80°47'35" E	35.00'
L12	S 80°47'35" W	14.49'	L93	S 80°47'35" W	35.00'
L13	S 09°12'25" E	50.00'	L94	N 80°47'35" E	46.11'
L14	S 02°23'20" E	11.38'	L95	S 80°47'35" W	46.11'
L15	N 02°23'20" W	11.38'	L96	N 80°47'35" E	37.50'
L16	N 09°12'25" W	50.00'	L97	S 80°47'35" W	37.50'
L17	S 80°47'35" W	9.84'	L98	N 80°47'35" E	11.39'
L18	S 09°12'25" E	140.00'	L99	S 80°47'35" W	11.39'
L19	S 80°47'35" W	95.00'	L122	S 80°47'35" W	6.84'
L25	N 80°47'35" E	121.84'	L123	N 80°47'35" E	6.84'
L26	N 09°12'25" W	81.49'	L124	N 80°47'35" E	115.00'
L28	S 09°12'25" E	81.49'	L125	N 09°12'25" W	51.79'
L29	N 80°47'35" E	572.53'	L126	N 09°12'25" W	63.00'
L37	S 80°47'35" W	555.53'	L127	N 09°12'25" W	45.00'
L42	S 80°47'35" W	104.84'	L128	N 09°12'25" E	45.00'
L80	N 80°47'35" E	35.00'	L129	N 09°12'25" W	61.49'
L81	S 80°47'35" W	35.00'	L130	N 09°12'25" E	36.49'
L82	N 80°47'35" E	35.00'	L131	N 80°47'35" E	115.00'
L83	S 80°47'35" W	35.00'	L159	N 80°47'35" E	171.84'
L84	N 80°47'35" E	35.00'	L160	N 80°47'35" E	622.53'
L85	S 80°47'35" W	35.00'	L164	N 09°12'25" E	131.49'
L86	N 80°47'35" E	35.00'	L165	N 09°12'25" E	100.00'
			L166	S 02°23'20" E	34.63'

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 424 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.



LEGEND:

- Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table

Bench Mark 5B-A
Mag Nail & Disc. Set in Curb
At Catch Basin

Bench Mark 5B-B
Mag Nail & Disc. Set in Curb
At Catch Basin

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	1165.00'	16°50'20"	N 72°22'25" E	341.16'	342.39'
C13	25.00'	90°00'00"	S 35°47'35" W	35.36'	39.27'
C14	1542.00'	6°49'05"	S 05°47'52" E	183.39'	183.49'
C15	25.00'	87°00'40"	S 45°53'40" E	34.42'	37.97'
C16	1260.00'	5°58'39"	S 87°36'40" W	131.39'	131.45'
C17	25.00'	87°00'40"	N 41°07'00" E	34.42'	37.97'
C18	1458.00'	6°49'05"	N 05°47'52" W	173.40'	173.50'
C19	25.00'	90°00'00"	N 54°12'25" W	35.36'	39.27'
C20	835.00'	16°50'20"	S 72°22'25" W	244.52'	245.40'
C27	1025.00'	16°50'20"	S 72°22'25" E	300.16'	301.24'
C28	25.00'	90°00'00"	N 35°47'35" E	35.36'	39.27'
C29	25.00'	90°00'00"	S 54°12'25" E	35.36'	39.27'
C38	1260.00'	2°59'20"	S 89°06'20" W	65.72'	65.73'
C39	1260.00'	2°59'20"	S 86°07'00" W	65.72'	65.73'
C45	975.00'	16°50'20"	S 72°22'25" W	285.52'	286.55'
C145	975.00'	1°47'31"	S 79°53'50" W	30.49'	30.49'
C146	835.00'	1°47'31"	N 79°53'50" E	26.11'	26.11'
C147	975.00'	2°34'24"	S 77°42'52" W	43.79'	43.79'
C148	835.00'	2°34'24"	N 77°42'52" E	37.50'	37.50'
C149	975.00'	2°34'24"	S 75°08'28" W	43.79'	43.79'
C150	835.00'	2°34'24"	N 75°08'28" E	37.50'	37.50'
C151	975.00'	2°34'24"	S 72°34'04" W	43.79'	43.79'
C152	835.00'	2°34'24"	N 72°34'04" E	37.50'	37.50'
C153	975.00'	2°34'24"	S 69°59'40" W	43.79'	43.79'
C154	835.00'	2°34'24"	N 69°59'40" E	37.50'	37.50'
C199	1165.00'	2°05'47"	S 70°20'46" W	42.62'	42.62'
C200	1025.00'	2°05'47"	N 70°20'46" E	37.50'	37.50'
C201	1165.00'	2°05'47"	S 72°26'32" W	42.62'	42.62'
C202	1025.00'	2°05'47"	N 72°26'32" E	37.50'	37.50'
C203	1165.00'	2°14'10"	S 74°36'31" W	45.46'	45.47'
C204	1025.00'	2°14'10"	N 74°36'31" E	40.00'	40.00'
C205	1165.00'	2°14'10"	S 76°50'41" W	45.46'	45.47'
C206	1025.00'	2°14'10"	N 76°50'41" E	40.00'	40.00'
C207	1165.00'	2°49'50"	S 79°22'40" W	57.55'	57.55'
C208	1025.00'	2°49'50"	N 79°22'40" E	50.63'	50.64'
C270	1000.00'	16°50'20"	S 72°22'25" W	292.84'	293.89'
C275	1500.00'	6°49'05"	N 05°47'52" W	178.39'	178.50'

TRACT 208
Gran Paradiso Phase I
Book 47, Page 6

20' Wide Public
Drainage Easement

MATCHLINE - SHEET 4

C3

C201

C203

C205

C207

L122

L123

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GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

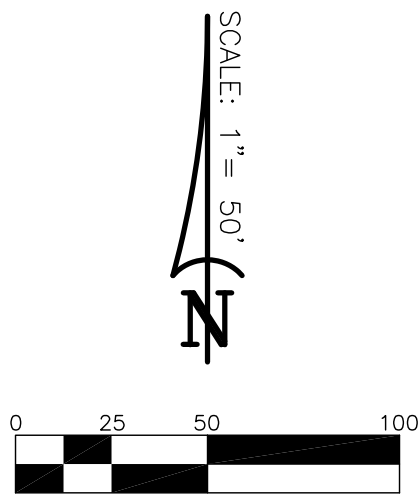
SHEET 6 OF 8

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	260.00'	77°53'05"	N 41°51'03" E	326.84'	353.43'
C12	590.00'	77°53'05"	S 41°51'03" W	741.67'	802.01'
C30	400.00'	77°53'05"	N 41°51'03" E	502.83'	543.74'
C37	450.00'	77°53'05"	S 41°51'03" W	565.68'	611.70'
C117	450.00'	4°27'27"	S 22°39'39" W	35.00'	35.01'
C118	450.00'	4°27'27"	N 22°39'39" E	45.89'	45.90'
C119	450.00'	4°27'27"	S 27°07'06" W	35.00'	35.01'
C120	450.00'	4°27'27"	N 27°07'06" E	45.89'	45.90'
C121	450.00'	4°27'27"	S 31°34'33" W	35.00'	35.01'
C122	450.00'	4°27'27"	N 31°34'33" E	45.89'	45.90'
C123	450.00'	4°27'27"	S 36°02'00" W	35.00'	35.01'
C124	450.00'	4°27'27"	N 36°02'00" E	45.89'	45.90'
C125	450.00'	4°27'27"	S 40°29'26" W	35.00'	35.01'
C126	450.00'	4°27'27"	N 40°29'26" E	45.89'	45.90'
C127	450.00'	4°27'27"	S 44°56'53" W	35.00'	35.01'
C128	450.00'	4°27'27"	N 44°56'53" E	45.89'	45.90'
C129	450.00'	4°27'27"	S 49°24'20" W	35.00'	35.01'
C130	450.00'	4°27'27"	N 49°24'20" E	45.89'	45.90'
C131	450.00'	4°27'27"	S 53°51'47" W	35.00'	35.01'
C132	450.00'	4°27'27"	N 53°51'47" E	45.89'	45.90'
C133	450.00'	4°27'27"	S 58°19'14" W	35.00'	35.01'
C134	450.00'	4°27'27"	N 58°19'14" E	45.89'	45.90'
C135	450.00'	4°27'27"	S 62°46'41" W	35.00'	35.01'
C136	450.00'	4°27'27"	N 62°46'41" E	45.89'	45.90'
C137	450.00'	4°27'27"	S 67°14'08" W	35.00'	35.01'
C138	450.00'	4°27'27"	N 67°14'08" E	45.89'	45.90'
C139	450.00'	4°27'27"	S 71°41'34" W	35.00'	35.01'
C140	450.00'	4°27'27"	N 71°41'34" E	45.89'	45.90'
C141	450.00'	4°27'27"	S 76°09'01" W	35.00'	35.01'
C142	450.00'	4°27'27"	N 76°09'01" E	45.89'	45.90'
C143	450.00'	2°24'50"	S 79°35'10" W	18.96'	18.96'
C144	450.00'	2°24'50"	N 79°35'10" E	24.86'	24.86'
C211	260.00'	2°00'39"	S 79°47'15" W	9.12'	9.13'
C212	400.00'	2°00'39"	N 79°47'15" E	14.04'	14.04'
C213	260.00'	8°03'00"	S 74°45'26" W	36.50'	36.53'
C214	400.00'	8°03'00"	N 74°45'26" E	56.15'	56.20'
C215	260.00'	8°03'00"	S 66°42'25" W	36.50'	36.53'
C216	400.00'	8°03'00"	N 66°42'25" E	56.15'	56.20'
C217	260.00'	8°03'00"	S 58°39'25" W	36.50'	36.53'
C218	400.00'	8°03'00"	N 58°39'25" E	56.15'	56.20'
C219	260.00'	8°03'00"	S 50°36'25" W	36.50'	36.53'
C220	400.00'	8°03'00"	N 50°36'25" E	56.15'	56.20'
C221	260.00'	8°03'00"	S 42°33'25" W	36.50'	36.53'
C222	400.00'	8°03'00"	N 42°33'25" E	56.15'	56.20'
C223	260.00'	8°03'00"	S 34°30'24" W	36.50'	36.53'
C224	400.00'	8°03'00"	N 34°30'24" E	56.15'	56.20'
C225	260.00'	8°03'00"	S 26°27'24" W	36.50'	36.53'
C226	400.00'	8°03'00"	N 26°27'24" E	56.15'	56.20'
C271	425.00'	77°53'05"	N 41°51'03" E	534.26'	577.72'

NOTES:

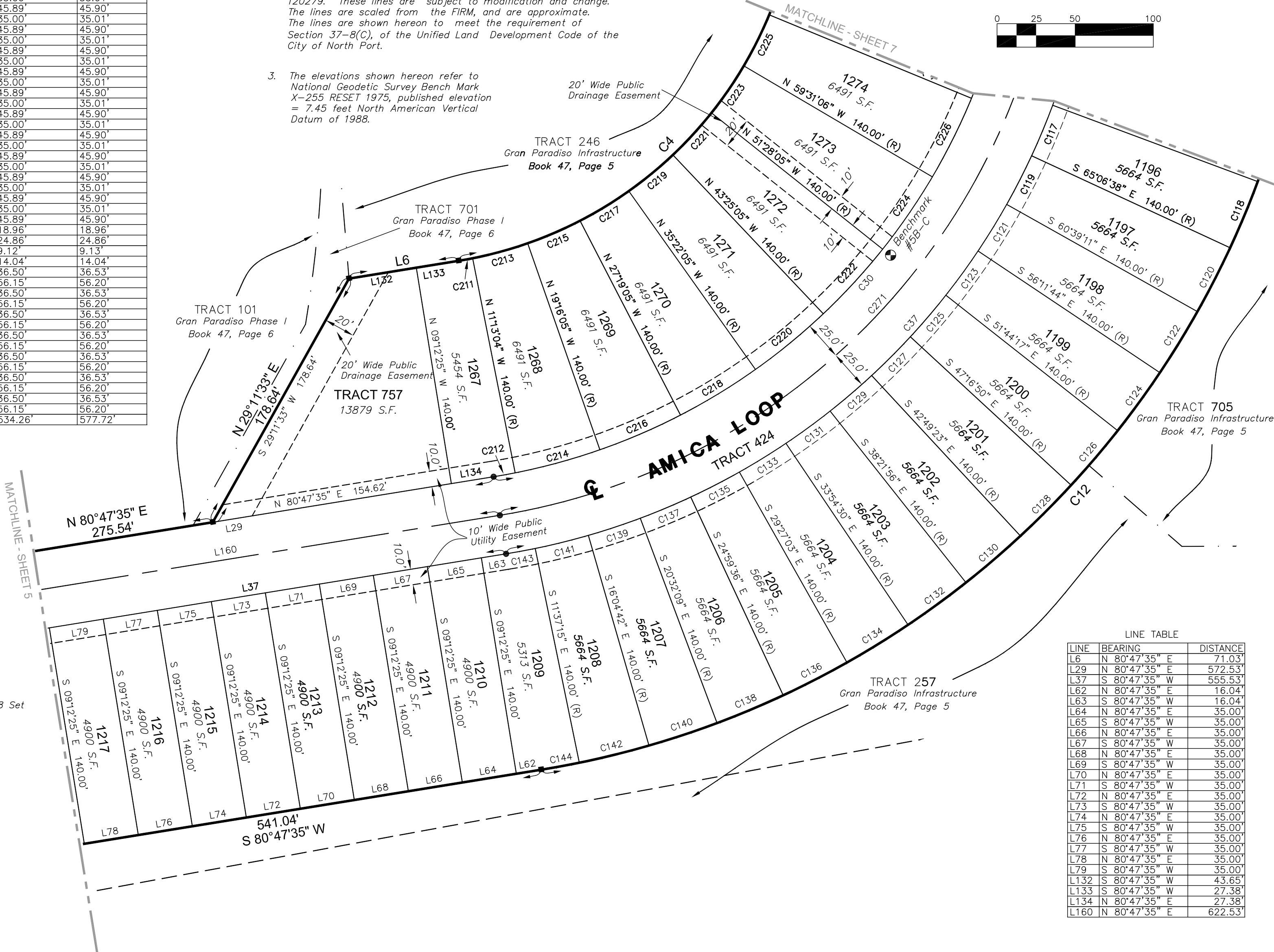
- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.

- TRACT 424 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Tract 757 - Common Area; Pedestrian Access, Private Utilities and drainage, Irrigation, Landscaping and Signage Easements.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.



- LEGEND:
- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
 - - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
 - (R) Radial Line
 - (NR) Non-Radial Line
 - ⊙ Bench Mark
 - S.F. Square Feet
 - CX - Denotes Curve Number See Curve Table
 - LX - Denotes Line Number See Line Table

- ⊙ Bench Mark 5B-C
- ⊙ Mag Nail & Disc. Set in Curb At Catch Basin



LINE TABLE		
LINE	BEARING	DISTANCE
L6	N 80°47'35" E	71.03'
L29	N 80°47'35" E	572.53'
L37	S 80°47'35" W	555.53'
L62	N 80°47'35" E	16.04'
L63	S 80°47'35" W	16.04'
L64	N 80°47'35" E	35.00'
L65	S 80°47'35" W	35.00'
L66	N 80°47'35" E	35.00'
L67	S 80°47'35" W	35.00'
L68	N 80°47'35" E	35.00'
L69	S 80°47'35" W	35.00'
L70	N 80°47'35" E	35.00'
L71	S 80°47'35" W	35.00'
L72	N 80°47'35" E	35.00'
L73	S 80°47'35" W	35.00'
L74	N 80°47'35" E	35.00'
L75	S 80°47'35" W	35.00'
L76	N 80°47'35" E	35.00'
L77	S 80°47'35" W	35.00'
L78	N 80°47'35" E	35.00'
L79	S 80°47'35" W	35.00'
L132	N 80°47'35" W	43.65'
L133	S 80°47'35" W	27.38'
L134	N 80°47'35" E	27.38'
L160	N 80°47'35" E	622.53'

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5, AND A PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 7 OF 8

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	260.00'	77°53'05"	N 41°51'03" E	326.84'	353.43'
C5	166.28'	125°39'05"	N 59°55'02" W	295.85'	364.65'
C11	496.28'	125°39'05"	S 59°55'02" E	883.00'	1088.35'
C12	590.00'	77°53'05"	S 41°51'03" W	741.67'	802.01'
C30	400.00'	77°53'05"	N 41°51'03" E	502.83'	543.74'
C31	306.28'	125°39'05"	N 59°55'02" W	544.94'	671.67'
C36	356.28'	125°39'05"	S 59°55'02" E	633.90'	781.32'
C37	450.00'	77°53'05"	S 41°51'03" W	565.68'	611.70'
C73	496.28'	5°37'43"	S 84°32'06" W	48.73'	48.75'
C74	356.28'	5°37'43"	N 84°32'06" E	34.99'	35.00'
C75	496.28'	5°37'43"	N 89°50'11" W	48.73'	48.75'
C76	356.28'	5°37'43"	S 89°50'11" E	34.99'	35.00'
C77	496.28'	5°37'43"	N 84°12'28" W	48.73'	48.75'
C78	356.28'	5°37'43"	S 84°12'28" E	34.99'	35.00'
C79	496.28'	5°37'43"	N 78°34'45" W	48.73'	48.75'
C80	356.28'	5°37'43"	S 78°34'45" E	34.99'	35.00'
C81	496.28'	5°37'43"	N 72°57'01" W	48.73'	48.75'
C82	356.28'	5°37'43"	S 72°57'01" E	34.99'	35.00'
C83	496.28'	5°37'43"	N 67°19'18" W	48.73'	48.75'
C84	356.28'	5°37'43"	S 67°19'18" E	34.99'	35.00'
C85	496.28'	5°37'43"	N 61°41'35" W	48.73'	48.75'
C86	356.28'	5°37'43"	S 61°41'35" E	34.99'	35.00'
C87	496.28'	5°37'43"	N 56°03'52" W	48.73'	48.75'
C88	356.28'	5°37'43"	S 56°03'52" E	34.99'	35.00'
C89	496.28'	5°37'43"	N 50°26'09" W	48.73'	48.75'
C90	356.28'	5°37'43"	S 50°26'09" E	34.99'	35.00'
C91	496.28'	5°37'43"	N 44°48'26" W	48.73'	48.75'
C92	356.28'	5°37'43"	S 44°48'26" E	34.99'	35.00'
C93	496.28'	6°25'58"	N 38°46'35" W	55.69'	55.72'
C94	356.28'	6°25'58"	S 38°46'35" E	39.98'	40.00'
C95	496.28'	6°26'06"	N 32°20'33" W	55.71'	55.74'
C96	356.28'	6°26'06"	S 32°20'33" E	39.99'	40.01'
C97	496.28'	5°37'51"	N 26°18'34" W	48.75'	48.77'
C98	356.28'	5°37'51"	S 26°18'34" E	35.00'	35.01'
C99	496.28'	5°37'51"	N 20°40'43" W	48.75'	48.77'
C100	356.28'	5°37'51"	S 20°40'43" E	35.00'	35.01'
C101	356.28'	5°37'51"	S 15°02'52" E	35.00'	35.01'
C102	496.28'	5°37'51"	N 15°02'52" W	48.75'	48.77'
C103	356.28'	5°37'51"	S 09°25'01" E	35.00'	35.01'
C104	496.28'	5°37'51"	N 09°25'01" W	48.75'	48.77'
C105	356.28'	5°37'51"	S 03°47'09" E	35.00'	35.01'
C106	496.28'	5°37'51"	N 03°47'09" W	48.75'	48.77'
C107	356.28'	3°52'44"	S 00°58'08" W	24.12'	24.12'
C108	496.28'	3°52'44"	N 00°58'08" E	33.59'	33.60'
C109	450.00'	4°09'05"	S 04°59'03" W	32.60'	32.60'
C110	590.00'	4°09'05"	N 04°59'03" E	42.74'	42.75'
C111	450.00'	4°27'27"	S 09°17'18" W	35.00'	35.01'
C112	590.00'	4°27'27"	N 09°17'18" E	45.89'	45.90'
C113	450.00'	4°27'27"	S 13°44'45" W	35.00'	35.01'
C114	590.00'	4°27'27"	N 13°44'45" E	45.89'	45.90'
C115	450.00'	4°27'27"	S 18°12'12" W	35.00'	35.01'
C116	590.00'	4°27'27"	N 18°12'12" E	45.89'	45.90'
C227	260.00'	8°03'00"	S 18°24'24" W	36.50'	36.53'
C228	400.00'	8°03'00"	N 18°24'24" E	56.15'	56.20'
C229	260.00'	8°03'00"	S 10°21'24" W	36.50'	36.53'
C230	400.00'	8°03'00"	N 10°21'24" E	56.15'	56.20'
C231	306.28'	2°38'51"	N 01°35'05" E	14.15'	14.15'
C232	166.28'	2°38'51"	S 01°35'05" W	7.68'	7.68'
C233	260.00'	3°25'23"	S 04°37'12" W	15.53'	15.53'
C234	400.00'	3°25'23"	N 04°37'12" E	23.89'	23.90'
C235	166.28'	12°36'10"	S 06°02'26" E	36.50'	36.57'
C236	306.28'	12°36'10"	N 06°02'26" W	67.23'	67.37'
C237	166.28'	12°36'10"	S 18°38'35" E	36.50'	36.57'
C238	306.28'	12°36'10"	N 18°38'35" W	67.23'	67.37'
C239	306.28'	12°36'10"	S 31°14'45" W	67.23'	67.37'
C240	166.28'	12°36'10"	S 31°14'45" E	36.50'	36.57'
C241	306.28'	12°36'10"	N 43°50'54" W	67.23'	67.37'
C242	166.28'	12°36'10"	S 43°50'54" E	36.50'	36.57'
C243	306.28'	12°36'10"	N 56°27'04" W	67.23'	67.37'
C244	166.28'	12°36'10"	S 56°27'04" E	36.50'	36.57'
C245	306.28'	12°36'10"	N 69°03'14" W	67.23'	67.37'
C246	166.28'	12°36'10"	S 69°03'14" E	36.50'	36.57'
C247	306.28'	12°36'10"	N 81°39'23" W	67.23'	67.37'
C248	166.28'	12°36'10"	S 81°39'23" E	36.50'	36.57'
C249	306.28'	12°36'10"	N 85°44'27" W	67.23'	67.37'
C250	166.28'	12°36'10"	S 85°44'27" E	36.50'	36.57'
C271	425.00'	77°53'05"	N 41°51'03" E	534.26'	577.72'
C272	331.28'	125°39'05"	N 59°55'02" W	589.42'	726.50'

LEGEND:

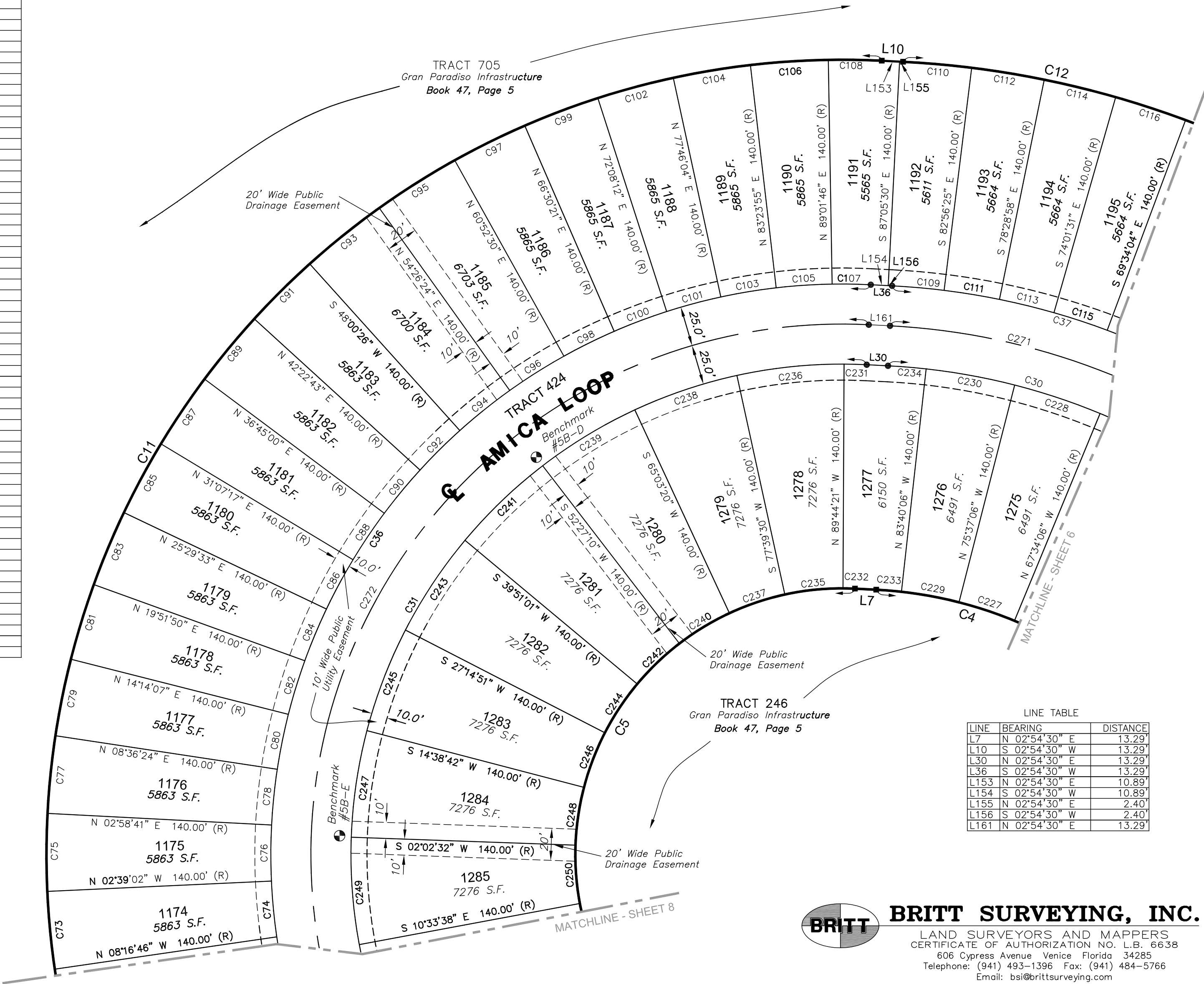
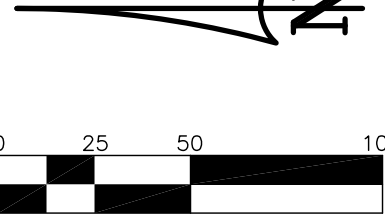
- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table
- ⊙ Bench Mark 5B-D
Mag Nail & Disc. Set in Curb
At Catch Basin
- ⊙ Bench Mark 5B-E
Mag Nail & Disc. Set in Curb
At Catch Basin

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 424 - Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

SCALE: 1" = 50'



LINE TABLE

LINE	BEARING	DISTANCE
L7	N 02°54'30" E	13.29'
L10	S 02°54'30" W	13.29'
L30	N 02°54'30" E	13.29'
L36	S 02°54'30" W	13.29'
L153	N 02°54'30" E	10.89'
L154	S 02°54'30" W	10.89'
L155	N 02°54'30" E	2.40'
L156	S 02°54'30" W	2.40'
L161	N 02°54'30" E	13.29'

EXHIBIT D

GRAN PARADISO, PHASE 5-B

A REPLAT OF: TRACT 306 GRAN PARADISO, INFRASTRUCTURE, RECORDED IN BOOK 47, PAGE 5; PART OF TRACT 403, GRAN PARADISO, PHASE I, RECORDED IN PLAT BOOK 47, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 8 OF 8

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	166.28'	125°39'05"	N 59°55'02" W	295.85'	364.65'
C6	1190.00'	5°30'08"	S 60°00'29" W	114.23'	114.28'
C7	1190.00'	6°10'38"	S 65°50'52" W	128.24'	128.30'
C8	1050.20'	5°58'13"	S 70°51'03" W	109.38'	109.43'
C9	860.00'	1°10'43"	N 68°17'52" E	166.01'	166.27'
C10	860.00'	5°30'08"	N 60°00'29" E	82.55'	82.59'
C11	496.28'	125°39'05"	S 59°55'02" E	883.00'	1088.35'
C31	306.28'	125°39'05"	N 59°55'02" W	544.94'	671.67'
C32	1050.00'	5°30'08"	S 60°00'29" W	100.79'	100.83'
C33	1050.00'	1°10'43"	S 68°17'52" W	202.69'	203.01'
C34	1000.00'	1°10'43"	N 68°17'52" E	193.04'	193.34'
C35	1000.00'	5°30'08"	N 60°00'29" E	95.99'	96.03'
C36	356.28'	125°39'05"	S 59°55'02" E	633.90'	781.32'
C47	860.00'	3°44'32"	S 71°57'56" W	56.16'	56.17'
C48	1000.00'	3°44'32"	N 71°57'56" E	65.30'	65.31'
C49	860.00'	2°19'54"	S 68°55'43" W	35.00'	35.00'
C50	1000.00'	2°19'54"	N 68°55'43" E	40.69'	40.70'
C51	860.00'	2°19'54"	S 66°35'48" W	35.00'	35.00'
C52	1000.00'	2°19'54"	N 66°35'48" E	40.69'	40.70'
C53	860.00'	2°19'54"	S 64°15'54" W	35.00'	35.00'
C54	1000.00'	2°19'54"	N 64°15'54" E	40.69'	40.70'
C55	860.00'	0°20'24"	S 62°55'45" W	5.10'	5.10'
C56	1000.00'	0°20'24"	N 62°55'45" E	5.93'	5.93'
C57	860.00'	1°37'07"	S 61°56'59" W	24.30'	24.30'
C58	1000.00'	1°37'07"	N 61°56'59" E	28.25'	28.25'
C59	860.00'	2°19'54"	S 59°58'28" W	35.00'	35.00'
C60	1000.00'	2°19'54"	N 59°58'28" E	40.69'	40.70'
C61	860.00'	1°33'06"	S 58°01'58" W	23.29'	23.29'
C62	1000.00'	1°33'06"	N 58°01'58" E	27.08'	27.08'
C63	496.28'	1°56'57"	S 58°13'53" W	16.88'	16.88'
C64	356.28'	1°56'57"	N 58°13'53" E	12.12'	12.12'
C65	496.28'	5°37'43"	S 62°01'13" W	48.73'	48.75'
C66	356.28'	5°37'43"	N 62°01'13" E	34.99'	35.00'
C67	496.28'	5°37'43"	S 67°38'57" W	48.73'	48.75'
C68	356.28'	5°37'43"	N 67°38'57" E	34.99'	35.00'
C69	496.28'	5°37'43"	S 73°16'40" W	48.73'	48.75'
C70	356.28'	5°37'43"	N 73°16'40" E	34.99'	35.00'
C71	496.28'	5°37'43"	S 78°54'23" W	48.73'	48.75'
C72	356.28'	5°37'43"	N 78°54'23" E	34.99'	35.00'
C251	306.28'	12°36'10"	S 73°08'18" W	67.23'	67.37'

C252	166.28'	12°36'10"	N 73°08'18" E	36.50'	36.57'
C253	306.28'	9°34'48"	S 62°02'49" W	51.15'	51.21'
C254	166.28'	9°34'48"	N 62°02'49" E	27.77'	27.80'
C255	1050.00'	0°39'50"	S 57°35'20" W	12.16'	12.16'
C256	1190.00'	0°39'50"	N 57°35'20" E	13.79'	13.79'
C257	1050.00'	1°59'31"	S 58°55'00" W	36.50'	36.50'
C258	1190.00'	1°59'31"	N 58°55'00" E	41.37'	41.37'
C259	1050.00'	1°59'31"	S 60°54'30" W	36.50'	36.50'
C260	1190.00'	1°59'31"	N 60°54'30" E	41.37'	41.37'
C261	1050.00'	0°51'17"	S 62°19'54" W	15.66'	15.66'
C262	1190.00'	0°51'17"	N 62°19'54" E	17.75'	17.75'
C263	1050.00'	1°15'25"	S 63°23'15" W	23.03'	23.03'
C264	1190.00'	1°15'25"	N 63°23'15" E	26.10'	26.10'
C265	1050.00'	1°54'36"	S 64°58'15" W	35.00'	35.00'
C266	1190.00'	1°54'36"	N 64°58'15" E	39.67'	39.67'
C267	1050.00'	1°56'22"	S 66°53'44" W	35.54'	35.54'
C268	1190.00'	3°00'38"	N 67°25'52" E	62.52'	62.53'
C272	331.28'	125°39'05"	N 59°55'02" W	589.42'	726.50'
C273	1025.00'	5°30'08"	S 60°00'29" E	98.39'	98.43'
C274	1025.00'	11°04'39"	S 68°17'52" E	197.86'	198.17'

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 424 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 57°15'25" W	69.59'
L9	N 57°15'25" E	69.59'
L31	S 57°15'25" W	69.59'
L32	S 62°45'33" W	145.60'
L34	N 62°45'33" E	145.60'
L35	N 57°15'25" E	69.59'
L46	S 62°45'33" W	29.90'
L47	N 62°45'33" E	29.90'
L48	S 62°45'33" W	35.00'
L49	N 62°45'33" E	35.00'
L50	S 62°45'33" W	35.00'
L51	N 62°45'33" E	35.00'
L52	S 62°45'33" W	35.00'
L53	N 62°45'33" E	35.00'
L54	S 62°45'33" W	10.70'
L55	N 62°45'33" E	10.70'
L56	S 57°15'25" W	11.71'
L57	N 57°15'25" E	11.71'
L58	S 57°15'25" W	35.00'

L59	N 57°15'25" E	35.00'
L60	S 57°15'25" W	22.88'
L61	N 57°15'25" E	22.88'
L137	N 57°15'25" E	8.75'
L138	S 57°15'25" W	8.75'
L139	N 57°15'25" E	36.50'
L140	S 57°15'25" W	36.50'
L141	N 57°15'25" E	24.34'
L142	S 57°15'25" W	24.34'
L143	N 62°45'33" E	20.84'
L144	S 62°45'33" W	20.84'
L145	N 62°45'33" E	35.00'
L146	S 62°45'33" W	35.00'
L147	N 62°45'33" E	38.00'
L148	S 62°45'33" W	38.00'
L149	N 62°45'33" E	39.80'
L150	S 62°45'33" W	39.80'
L151	N 62°45'33" E	11.97'
L152	S 62°45'33" W	11.97'
L162	S 57°15'25" W	69.59'
L163	S 62°45'33" W	145.60'

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- S.F. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table

- ⊙ Bench Mark 5B-F Mag Nail & Disc. Set in Curb At Catch Basin

