

"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."

RENAISSANCE AT WEST VILLAGES, PHASE 1 IN SECTIONS 28, 29 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ORANGE

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership, and WEST VILLAGES PARKWAY EAST ASSOCIATES, LLLP, a Florida limited liability limited partnership (collectively the "Companies"), do hereby certify ownership by the Companies of the property described on this plat, and:

PRIVATE:

Do hereby dedicate and set apart the lake maintenance and drainage easements; lake maintenance, landscape & drainage easements; access easement; and lake maintenance, access & drainage easement shown and described on this plat for said uses and purposes to West Villages Improvement District (the "District"), and Renaissance at West Villages Homeowners Association, Inc., a Florida corporation not for profit (the "Association"), do further hereby dedicate and set apart the drainage easements shown and described on this plat for said uses and purposes to the District, do further hereby dedicate and set apart the access easement and lake maintenance, access & drainage easement shown and described on this plat for said uses and purposes to all owners of the property in Renaissance at West Villages, Phase I, a subdivision, and their guests, licensees, invitees, successors, and assigns, and do 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:

Do hereby dedicate all utility easements shown and described on this plat for said uses and purposes to the City of North Port forever, and do 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:

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:_____

Witnesses:

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 WEST VILLAGES PARKWAY EAST ASSOCIATES, LLLP, a Florida limited liability limited partnership, and who acknowledged before me that he executed such Certificate on behalf of the partnership and companies.

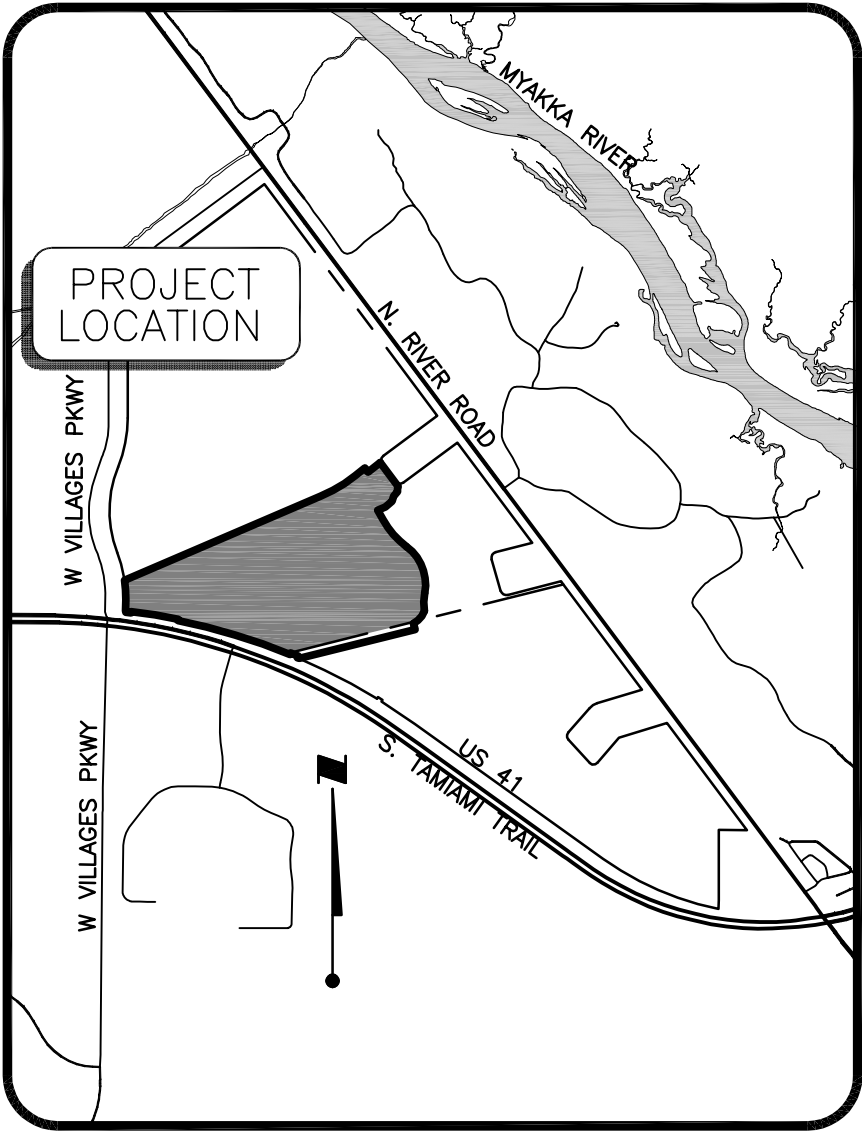
Witness my hand and official seal this ____ day of _____, ____.

Notary Public, State of Florida at Large

My commission expires:_____

Signature of Witness

Print Name of Witness



LOCATION MAP

SCALE: 1"=1,800'

NOTICE

- The Declaration of Covenants, Conditions, Restrictions, and Easements for Renaissance at West Villages (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
- The Notice to Purchaser is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
- A Restrictive Covenant for Open Space is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
- Tract 200 is an amenity area under the terms of the Declaration, which will be maintained by Renaissance at West Villages Homeowners Association, Inc., a Florida corporation not for profit (the "Association"), and the use of which will be governed by the Declaration.
- 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.
- Tracts 400 through 406 are open space areas under the terms of the Declaration, which will be maintained by the Association, and the use of which will be governed by the Declaration.
- Tracts 407, 408, and 500 through 504 are stormwater management areas 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.
- Tract 600 is a preservation area under the terms of the Declaration, which will be maintained by the District, and the use of which will be governed by the Declaration.

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: 520
Project Number: 215612617

RENAISSANCE AT
WEST VILLAGES,
PHASE 1
IN SECTIONS 28, 29 & 33, TOWNSHIP 39
SOUTH, RANGE 20 EAST, CITY OF NORTH
PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION OF RENAISSANCE AT WEST VILLAGES, PHASE 1:

A tract of land lying in Sections 28, 29 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the southwest corner of said Section 28, also being the common corner for all three above mentioned Sections; thence N.02°56'10"W., along the west line of said Section 28, a distance of 1.94 feet to the POINT OF BEGINNING, said point being on the northerly right-of-way line of U.S.41 (variable width public right-of-way, S.R.45, Tamiami Trail, Section 1701) as recorded in Official Records Instrument Number 2009155822, and Road Plat Book 1, Page 1, both in the Public Records of Sarasota County, Florida and also being the point of curvature of a non-tangent curve to the left, having a radius of 5,803.58 feet and a central angle of 02°13'01"; thence westerly along said northerly right-of-way line of U.S. 41 for the following three (3) calls; (1) thence westerly along the arc of said curve, a distance of 224.57 feet, said curve having a chord bearing and distance of N.81°50'01"W., 224.55 feet to the end of said curve; (2) thence S.07°02'39"W., along a line radial to the last stated curve, a distance of 12.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,791.58 feet and a central angle of 00°27'54"; (3) thence westerly along the arc of said curve, a distance of 47.00 feet, said curve having a chord bearing and distance of N.83°10'28"W., 47.00 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 30.00 feet and a central angle of 26°51'47", said point being the intersection of said northerly right-of-way line of U.S. 41 and the westerly right-of-way line of West Villages Parkway (variable width public right-of-way) as recorded in Official Records Instrument Number 2008031552, said Public Records; thence along said westerly right-of-way of West Villages Parkway for the following three (3) calls; (1) thence northerly along the arc of said curve, a distance of 14.07 feet, said curve having a chord bearing and distance of N.12°55'28"W., 13.94 feet, to the point of tangency of said curve; (2) thence N.00°30'25"E., a distance of 103.88 feet to the point of curvature of a curve to the left having a radius of 1,208.00 feet and a central angle of 08°39'40"; (3) thence northerly along the arc of said curve, a distance of 182.61 feet to the end of said curve; thence N.66°50'22"E., a distance of 2,002.22 feet to the point of curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 15°26'33"; thence northeasterly along the arc of said curve, a distance of 377.33 feet to the point of tangency of said curve; thence N.51°23'49"E., a distance of 114.44 feet, to a point on the westerly line of a Park site, as recorded in Official Records Instrument Number 2016046992 of said Public Records; thence along said westerly Park line for the following fifteen (15) calls; (1) thence S.38°32'00"E., a distance of 50.00 feet; (2) thence N.51°23'49"E., a distance of 145.56 feet; (3) thence S.36°46'16"E., a distance of 281.20 feet; (4) thence S.15°41'10"W., a distance of 25.27 feet; (5) thence S.02°13'07"W., a distance of 23.43 feet; (6) thence S.39°13'44"W., a distance of 55.69 feet; (7) thence S.15°44'13"W., a distance of 50.01 feet; (8) thence S.51°23'49"W., a distance of 83.41 feet; (9) thence S.66°53'00"W., a distance of 76.98 feet; (10) thence S.28°55'01"E., a distance of 102.13 feet to the point of curvature of a curve to the left having a radius of 792.04 feet and a central angle of 24°30'38"; (11) thence southeasterly along the arc of said curve, a distance of 338.83 feet to the point of reverse curvature of a curve to the right having a radius of 441.65 feet and a central angle of 63°46'21"; (12) thence southerly along the arc of said curve, a distance of 491.57 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.01 feet and a central angle of 17°25'20"; (13) thence southerly along the arc of said curve, a distance of 170.28 feet, said curve having a chord bearing and distance of S.01°53'27"W., 169.63 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 205.00 feet and a central angle of 43°49'22"; (14) thence southwesterly along the arc of said curve, a distance of 156.79 feet, said curve having a chord bearing and distance of S.41°15'53"W., 153.00 feet, to the end of said curve; (15) thence S.13°46'09"E., non-tangent to the last stated curve, a distance of 60.10 feet; thence S.75°58'37"W., a distance of 1,117.71 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,791.58 feet and a central angle of 00°11'10", said point being on the above mentioned northerly right-of-way line of U.S.41; thence along said northerly right-of-way line for the following seven (7) calls; (1) thence northwesterly along the arc of said curve, a distance of 18.80 feet, said curve having a chord bearing and distance of N.66°48'10"W., 18.80 feet, to the end of said curve; (2) thence N.23°06'15"E., radial to the last stated curve, 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°45'12"; (3) thence northwesterly along the arc of said curve, a distance of 76.37 feet, said curve having a chord bearing and distance of N.67°16'21"W., 76.37 feet, to the end of said curve; (4) thence S.22°21'03"W., radial to the last stated curve, a distance of 16.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,791.58 feet and a central angle of 10°52'04"; (5) thence westerly along the arc of said curve, a distance of 1,098.54 feet, said curve having a chord bearing and distance of N.73°05'00"W., 1,096.90 feet, to the end of said curve; (6) thence N.11°28'58"E., along a line radial to the last stated curve, a distance of 12.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 5,803.58 feet and a central angle of 02°12'28"; (7) thence westerly along the arc of said curve, a distance of 223.64 feet, said curve having a chord bearing and distance of N.79°37'16"W., 223.63 feet, to the POINT OF BEGINNING.

Said tract contains 2,883,027 square feet or 66.1852 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 2,883,027 square feet or 66.1852 acres, more or less.

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (EI.7) with a base flood elevation of 7 feet, North American Vertical Datum (NAVD) of 1988 and Flood Zone "X" (Other Flood Areas), 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, and WEST VILLAGES PARKWAY EAST ASSOCIATES, LLLP, a Florida limited liability limited partnership (collectively the "Companies"), 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 Companies do 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 Companies, Renaissance at West Villages Homeowners 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 AND DRAINAGE EASEMENTS

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

LAKE MAINTENANCE, LANDSCAPE & DRAINAGE EASEMENTS

The Companies do hereby grant nonexclusive maintenance, landscaping, and drainage easements over and across each area depicted on this plat as a "Lake Maintenance, Landscape, and Drainage Easement" to the Association and the District as necessary to install and maintain landscaping and other improvements and to maintain the drainage and stormwater retention areas and facilities on Tracts 400, 401, 402, 403, 404, 405, and 406 as shown on this plat.

ACCESS EASEMENT

The Companies do hereby a grant nonexclusive easement for ingress and egress to the District; the Association; all owners of the property in Renaissance at West Villages, Phase I, 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 Companies do 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."

LAKE MAINTENANCE, ACCESS, & DRAINAGE EASEMENT

The Companies do hereby grant a nonexclusive easement for ingress and egress to the District; the Association; and all owners of the property in Renaissance at West Villages, Phase I, a subdivision, and their guests, licensees, invitees, successors, and assigns over and across the area depicted on this plat as a "Lake Maintenance, Access & Drainage Easement."

LIFT STATION EASEMENT

The Companies 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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Licensed Business Number 7866

Task Code: 520
Project Number: 215612617

RENAISSANCE AT WEST VILLAGES, PHASE 1

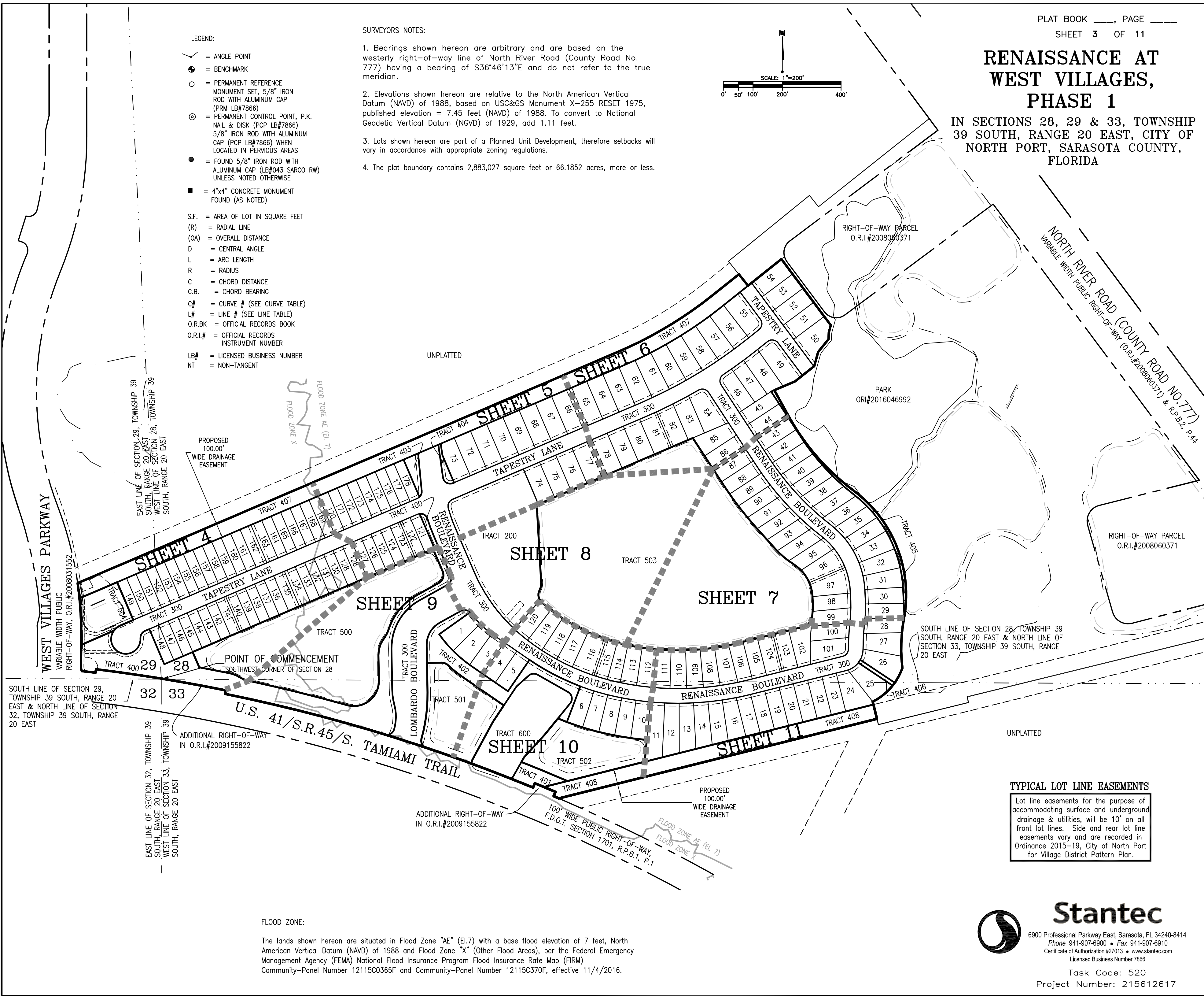
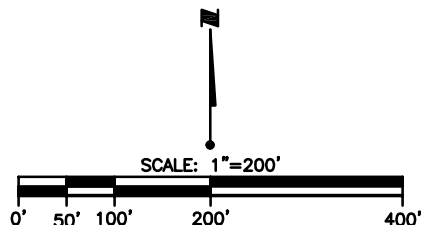
IN SECTIONS 28, 29 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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)
- S.F. = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- D = CENTRAL ANGLE
- L = ARC LENGTH
- R = RADIUS
- C = CHORD DISTANCE
- C.B. = 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

SURVEYORS NOTES:

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- Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
- The plat boundary contains 2,883,027 square feet or 66.1852 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 and Flood Zone "X" (Other Flood Areas), 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.

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.



Stantec

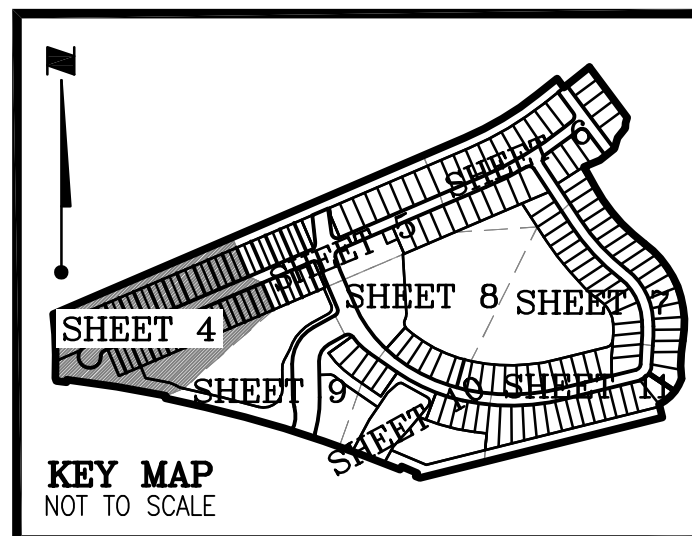
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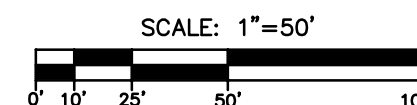
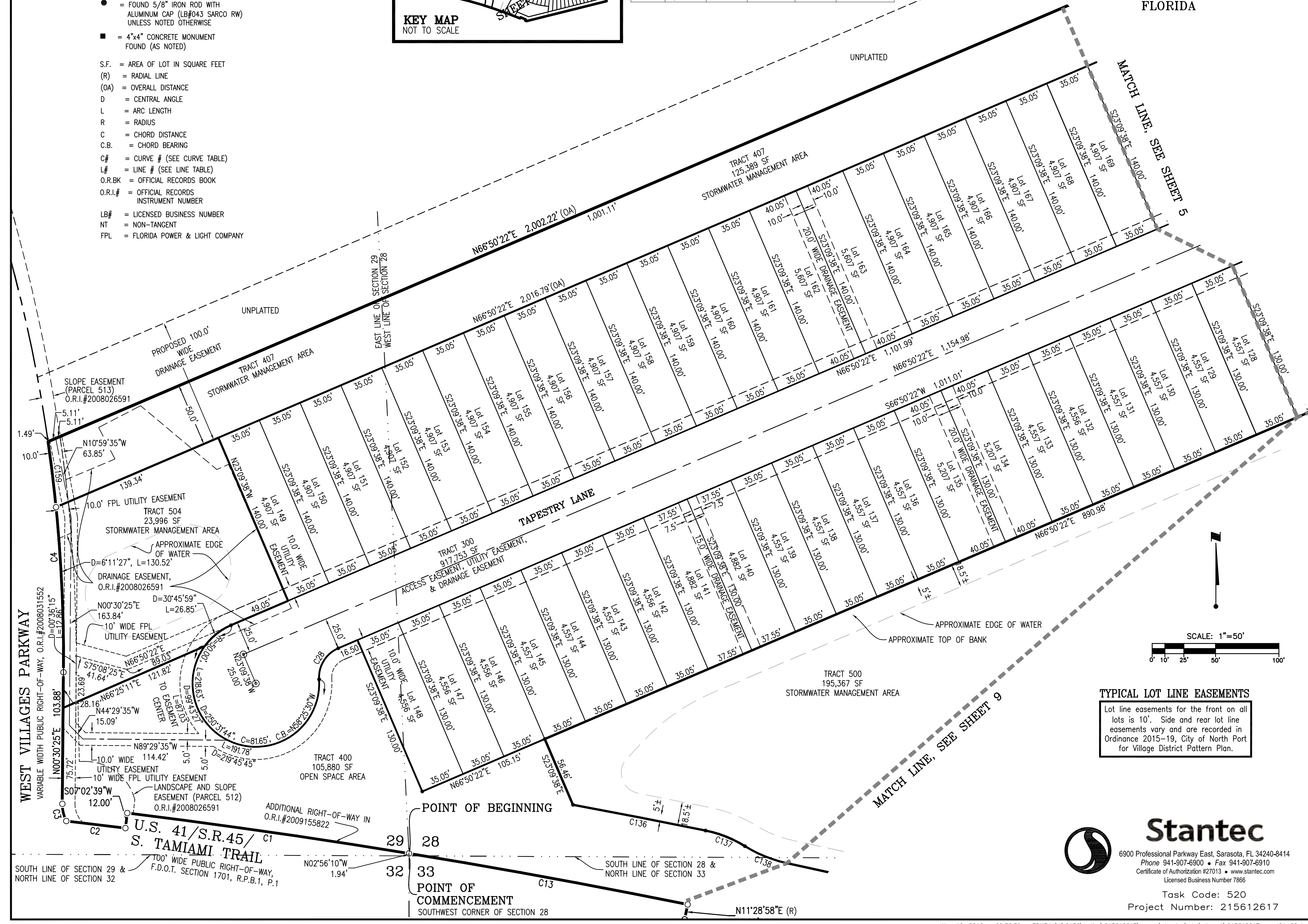
RENAISSANCE AT WEST VILLAGES, PHASE 1

IN SECTIONS 28, 29 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	5,803.58'	224.57'	02°13'01"	224.55'	N81°50'01"W
C2	5,791.58'	47.00'	00°27'54"	47.00'	N83°10'28"W
C3	30.00'	14.07'	26°51'47"	13.94'	N12°55'28"W
C4	1,208.00'	182.61'	08°39'40"	182.43'	N03°49'25"W
C13	5,803.58'	223.64'	02°12'28"	223.63'	N79°37'16"W
C28	25.00'	30.77'	70°31'44"	28.87'	S31°34'30"W
C136	5,863.58'	106.60'	01°02'30"	106.60'	S79°01'00"E
C137	95.00'	33.63'	20°17'05"	33.46'	S68°21'13"E
C138	105.00'	35.95'	19°37'03"	35.78'	S68°01'13"E
C159	1,208.00'	52.08'	02°28'13"	52.08'	N06°55'08"W



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 - 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
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O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
LB# = LICENSED BUSINESS NUMBER
NT = NON-TANGENT
FPL = FLORIDA POWER & LIGHT COMPANY



TYPICAL LOT LINE EASEMENTS
Lot line easements for the front on all lots is 10'. 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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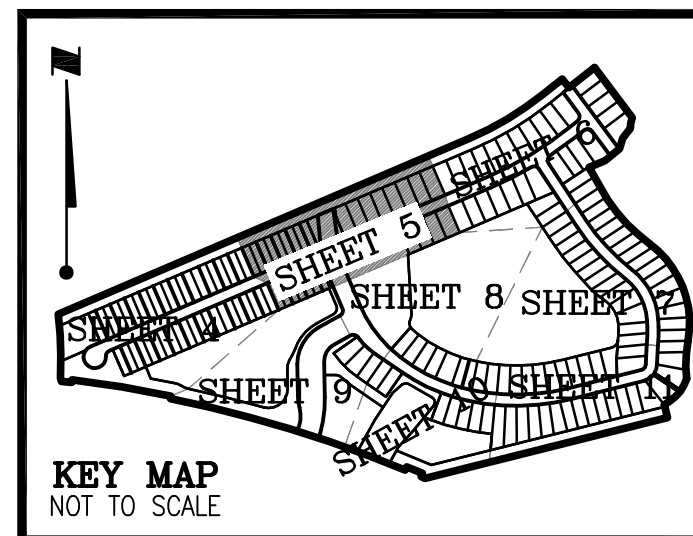
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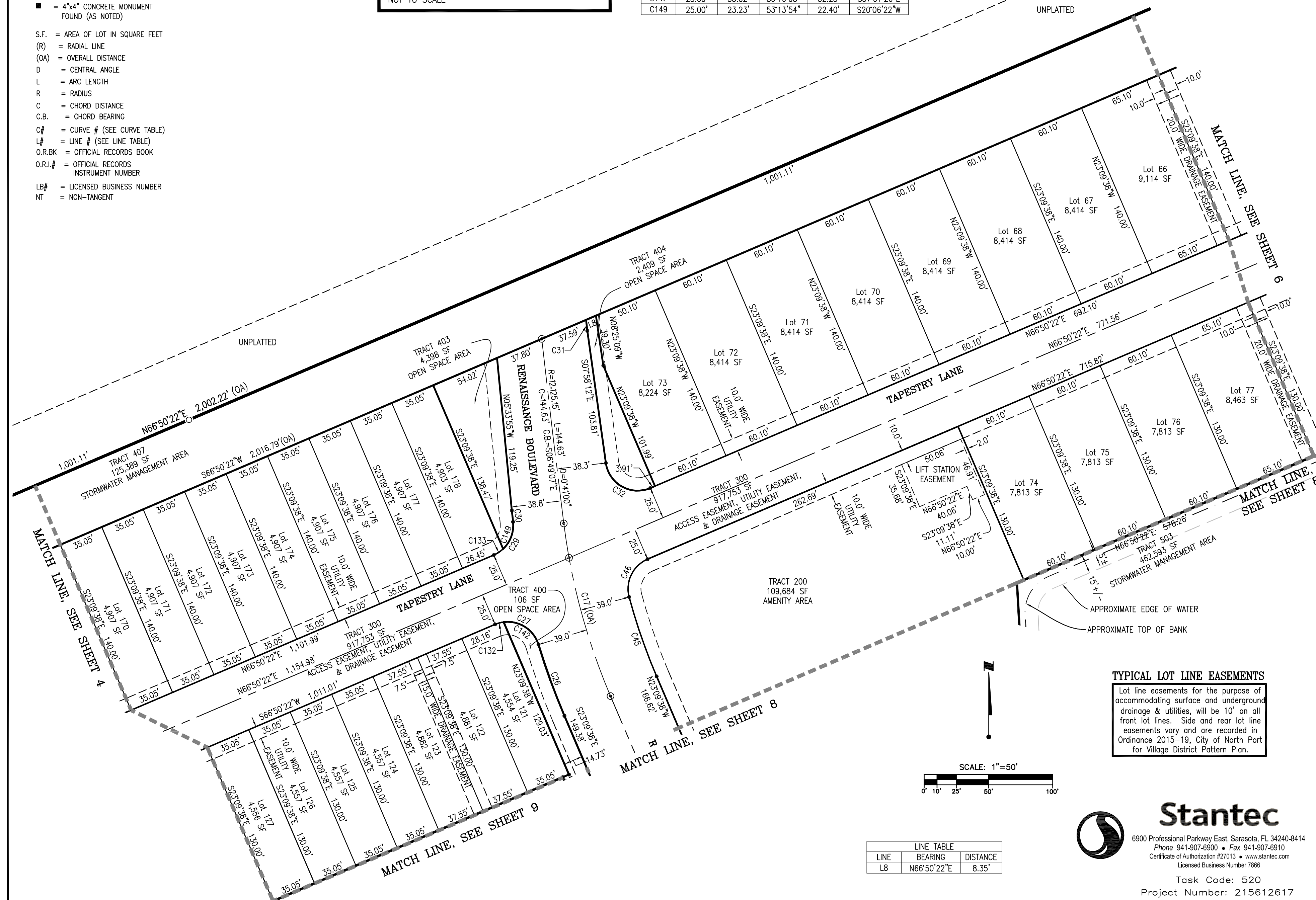
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LEGEND:

- = ANGLE POINT
 - ⊕ = BENCHMARK
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MONUMENT SET, 5/8" IRON
ROD WITH ALUMINUM CAP
(PRM LB#7866)
 - ⊙ = PERMANENT CONTROL POINT, P.K.
NAIL & DISK (PCP LB#7866)
5/8" IRON ROD WITH ALUMINUM
CAP (PCP LB#7866) WHEN
LOCATED IN PVIOUS AREAS
 - = FOUND 5/8" IRON ROD WITH
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UNLESS NOTED OTHERWISE
 - = 4"x4" CONCRETE MONUMENT
FOUND (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
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L = ARC LENGTH
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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C17 (OA)	500.00'	139.63'	16°00'01"	139.18'	S15°09'38"E
C18	500.00'	27.07'	03°06'08"	27.07'	S08°42'41"E
C26	539.00'	59.00'	06°16'17"	58.97'	N20°01'30"W
C27	25.00'	42.01'	96°16'16"	37.24'	N65°01'30"W
C29	25.00'	32.00'	73°20'57"	29.86'	N30°09'54"E
C30	539.00'	8.89'	00°56'40"	8.89'	N06°02'15"W
C31	12,089.15'	8.63'	00°02'27"	8.63'	S06°26'47"E
C32	25.00'	45.90'	105°11'26"	39.72'	S60°33'55"E
C45	461.00'	65.36'	08°07'24"	65.31'	N19°05'56"W
C46	25.00'	35.73'	81°52'37"	32.76'	S06°26'47"E
C132	25.00'	6.98'	16°00'08"	6.96'	S74°50'26"W
C133	25.00'	8.78'	20°07'03"	8.73'	S56°46'51"W
C142	25.00'	35.02'	80°16'08"	32.23'	S57°01'26"E
C149	25.00'	23.23'	53°13'54"	22.40'	S20°06'22"W



TYPICAL LOT LINE EASEMENTS

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LINE TABLE		
LINE	BEARING	DISTANCE
L8	N66°50'22"E	8.35'



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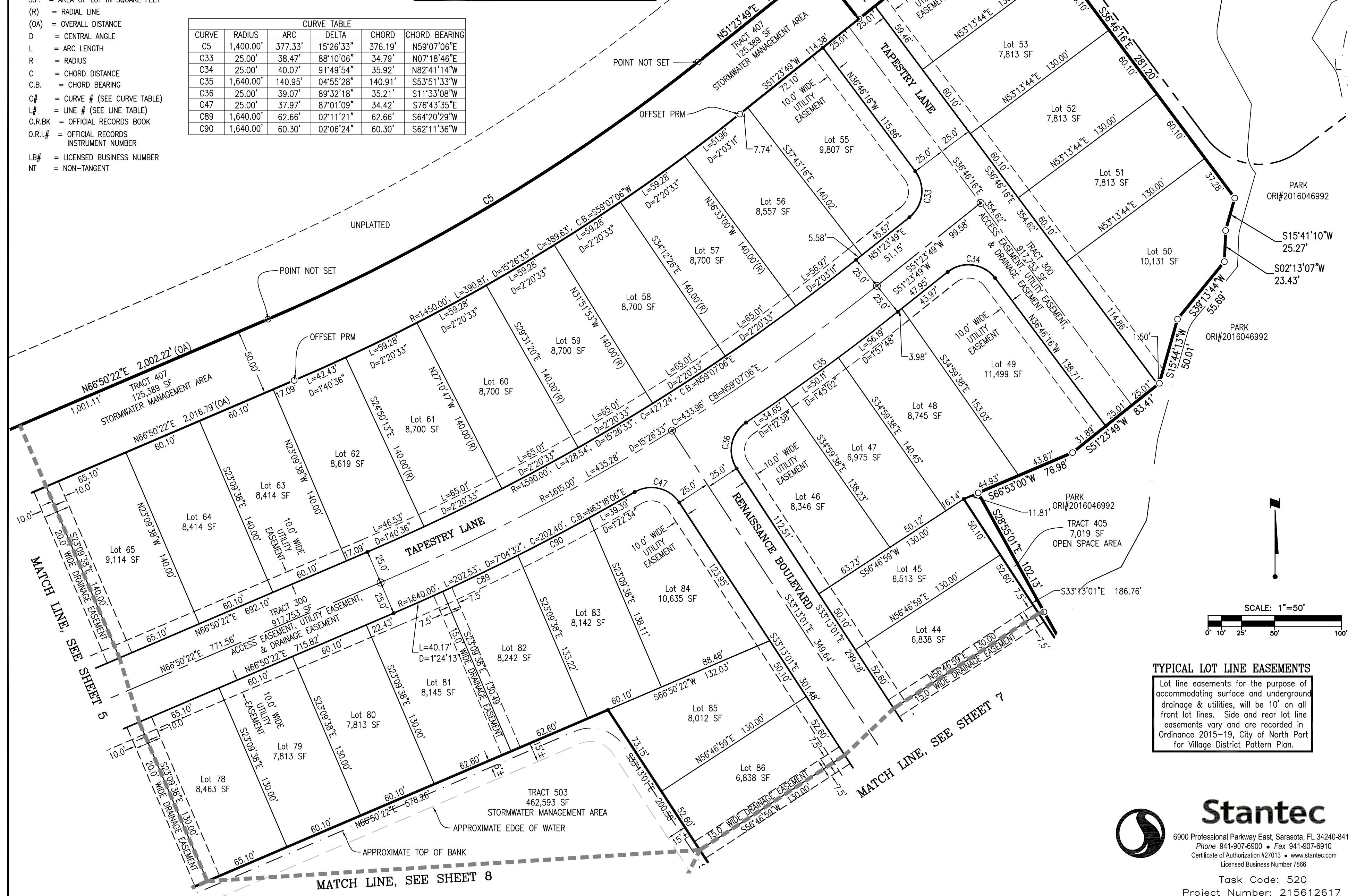
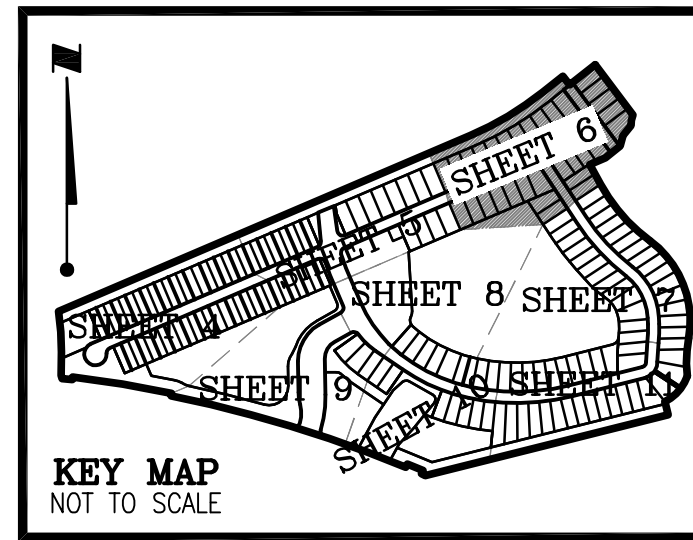
Task Code: 520
Project Number: 215612617

RENAISSANCE AT WEST VILLAGES, PHASE 1

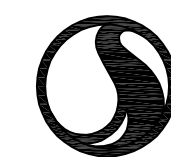
IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY,
FLORIDA

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 - ⊙ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
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CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C5	1,400.00'	377.33'	15°26'33"	376.19'	N59°07'06"E
C33	25.00'	38.47'	88°10'06"	34.79'	N07°18'46"E
C34	25.00'	40.07'	91°49'54"	35.92'	N82°41'14"W
C35	1,640.00'	140.95'	04°55'28"	140.91'	S53°51'33"W
C36	25.00'	39.07'	89°32'18"	35.21'	S11°33'08"W
C47	25.00'	37.97'	87°01'09"	34.42'	S76°43'35"E
C89	1,640.00'	62.66'	02°11'21"	62.66'	S64°20'29"W
C90	1,640.00'	60.30'	02°06'24"	60.30'	S62°11'36"W



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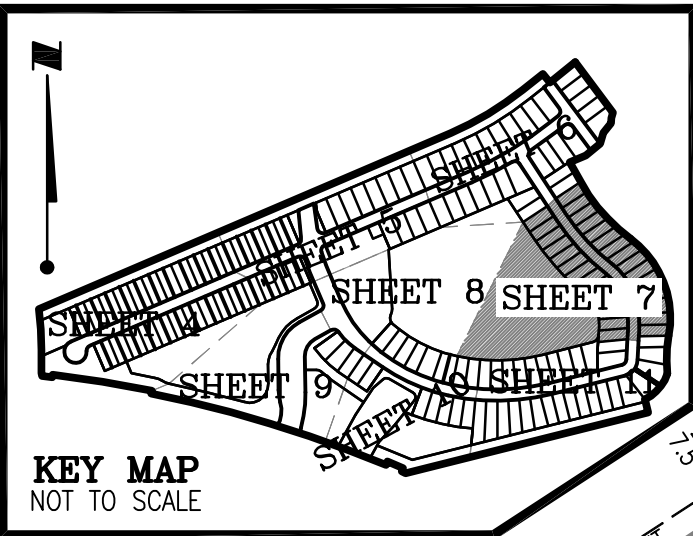
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RENAISSANCE AT WEST VILLAGES, PHASE 1

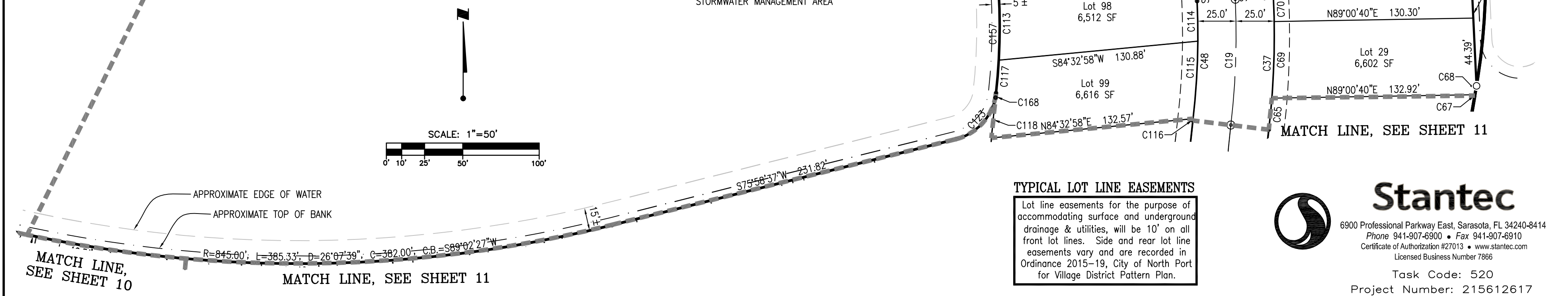
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39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY,
FLORIDA

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C6	792.04'	338.83'	24°30'38"	336.25'	S41°10'20"E
C7	441.65'	491.57'	63°46'21"	466.59'	S21°32'28"E
C19	500.00'	82.37'	09°26'22"	82.28'	N02°00'41"E
C37	525.00'	86.49'	09°26'22"	86.40'	S02°00'41"W
C48	475.00'	78.26'	09°26'22"	78.17'	S02°00'41"W
C65	525.00'	20.56'	02°14'38"	20.56'	S05°36'33"W
C67	441.65'	0.61'	00°04'44"	0.61'	N10°18'21"E
C68	441.65'	5.83'	00°45'24"	5.83'	N09°53'17"E
C69	525.00'	50.18'	05°28'34"	50.16'	S01°44'57"W
C70	525.00'	15.76'	01°43'10"	15.76'	S01°50'55"E
C71	301.65'	51.14'	09°42'46"	51.07'	S44°25'44"E
C72	431.65'	50.60'	06°42'58"	50.57'	N41°00'42"W
C73	431.65'	51.80'	06°52'33"	51.77'	N47°48'27"W
C74	301.65'	15.89'	03°01'02"	15.88'	S50°47'38"E
C75	930.00'	36.75'	02°15'51"	36.75'	S51°10'14"E
C76	930.00'	51.93'	03°11'57"	51.92'	S48°26'20"E
C77	431.65'	7.96'	01°03'26"	7.96'	N51°46'27"W
C78	800.00'	44.62'	03°11'44"	44.61'	N50°42'17"W
C79	930.00'	51.23'	03°09'23"	51.23'	S45°15'40"E
C80	800.00'	51.65'	03°41'57"	51.64'	N47°15'27"W
C81	800.00'	50.94'	03°38'54"	50.93'	N43°35'01"W
C82	930.00'	50.72'	03°07'29"	50.71'	S42°07'14"E
C83	930.00'	50.36'	03°06'10"	50.36'	S39°00'25"E
C84	800.00'	50.46'	03°36'49"	50.45'	N39°57'10"W
C85	800.00'	50.18'	03°35'39"	50.17'	N36°20'55"W
C86	930.00'	50.16'	03°05'25"	50.16'	S35°54'37"E
C87	930.00'	18.64'	01°08'54"	18.64'	S33°47'27"E
C88	800.00'	18.64'	01°20'06"	18.64'	N33°53'03"W
C91	980.00'	27.88'	01°37'47"	27.88'	N34°01'54"W
C92	1,110.00'	27.88'	01°26'20"	27.88'	S33°56'11"E
C93	1,110.00'	50.16'	02°35'21"	50.16'	S35°57'01"E
C94	980.00'	50.18'	02°56'01"	50.17'	N36°18'49"W
C95	980.00'	50.38'	02°56'45"	50.38'	N39°15'12"W
C96	1,110.00'	50.32'	02°35'51"	50.32'	S38°32'37"E
C97	1,110.00'	41.87'	02°09'41"	41.87'	S40°55'23"E



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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C98	980.00'	50.73'	02°57'57"	50.72'	N42°12'32"W
C99	980.00'	51.22'	02°59'40"	51.21'	N45°11'21"W
C100	980.00'	51.87'	03°01'57"	51.86'	N48°12'10"W
C101	300.00'	10.06'	01°55'20"	10.06'	S42°57'54"E
C102	300.00'	52.10'	09°57'03"	52.04'	S48°54'05"E
C103	980.00'	44.19'	02°35'01"	44.18'	N51°00'39"W
C104	251.65'	8.45'	01°55'25"	8.45'	N51°20'27"W
C105	251.65'	51.18'	11°39'14"	51.10'	N44°33'08"W
C106	138.00'	32.90'	13°39'39"	32.82'	S50°56'37"E
C107	300.00'	20.41'	03°53'50"	20.40'	S55°49'32"E
C108	251.65'	74.42'	16°56'42"	74.15'	N30°15'09"W
C109	138.00'	50.84'	21°06'27"	50.55'	S33°33'34"E
C110	251.65'	83.76'	19°04'18"	83.38'	N12°14'39"W
C111	138.00'	43.46'	18°02'41"	43.28'	S13°59'00"E
C112	394.36'	5.49'	00°47'51"	5.49'	S04°33'44"E
C113	394.36'	50.32'	07°18'40"	50.29'	S00°30'28"E
C114	475.00'	26.28'	03°10'11"	26.27'	N01°07'25"W
C115	475.00'	50.74'	06°07'15"	50.72'	N03°31'19"E
C116	475.00'	1.23'	00°08'55"	1.23'	N06°39'24"E
C117	394.36'	21.55'	03°07'49"	21.54'	S04°42'46"W
C118	870.00'	26.48'	01°44'37"	26.48'	S05°50'29"W
C123	35.00'	42.58'	69°41'59"	40.00'	S41°07'41"W
C150	800.00'	266.49'	19°05'09"	265.26'	S42°45'35"E
C151	431.65'	373.63'	49°35'39"	362.07'	S27°30'20"E
C157	394.36'	77.36'	11°14'20"	77.23'	S00°39'31"W
C158	300.00'	82.57'	15°46'13"	82.31'	S49°53'20"E
C168	394.36'	3.00'	00°26'07"	3.00'	S06°29'45"W



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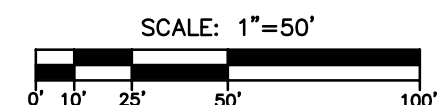
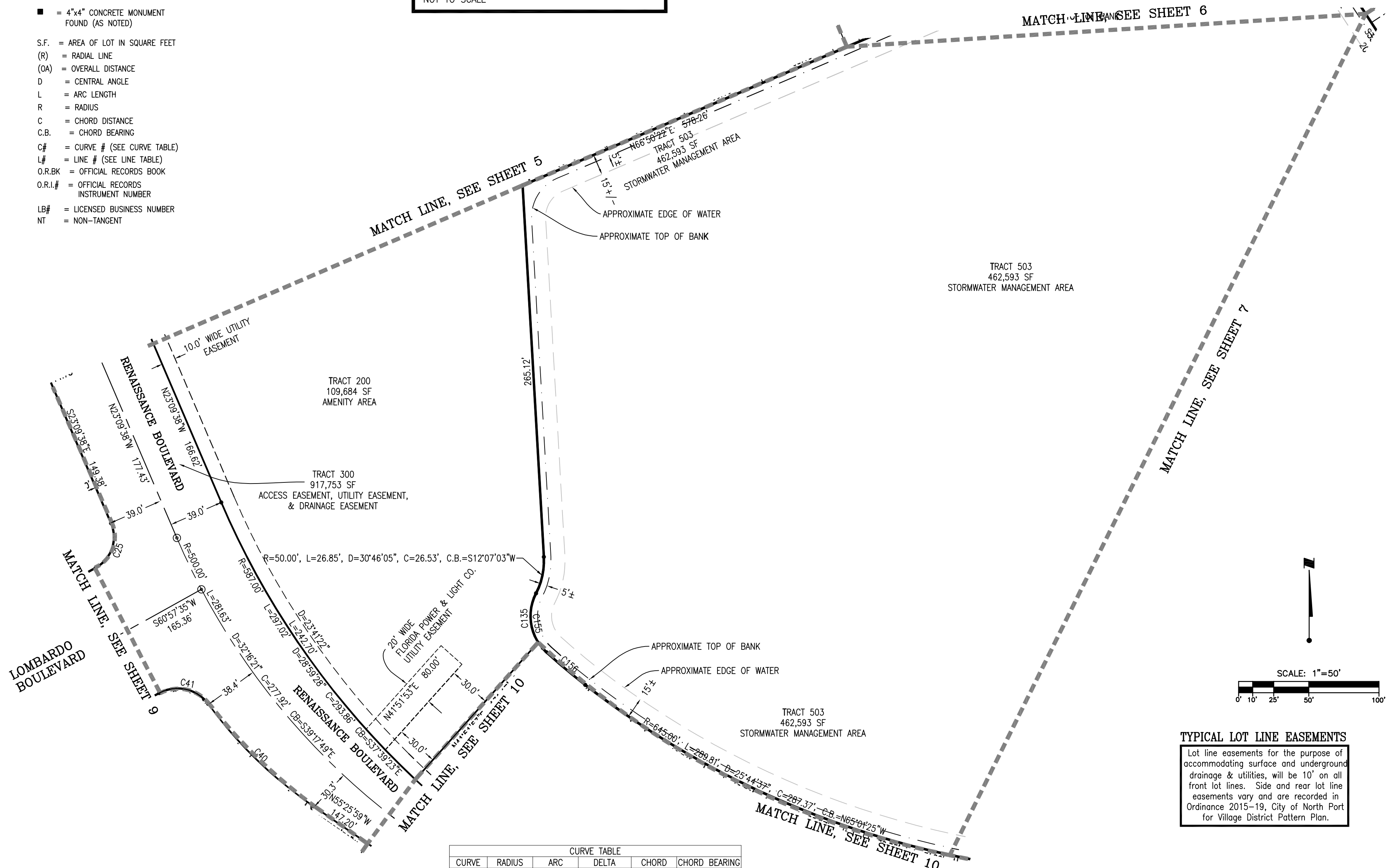
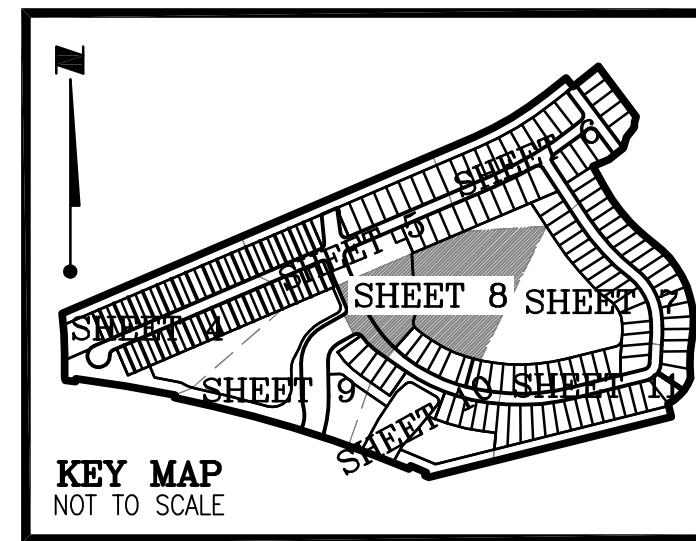
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RENAISSANCE AT WEST VILLAGES, PHASE 1

IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C16	500.00'	40.62'	04°39'19"	40.61'	S25°29'18"E
C25	25.00'	36.70'	84°07'13"	33.50'	N18°53'58"E
C40	313.00'	105.21'	19°15'33"	104.72'	N45°48'13"W
C41	27.00'	39.05'	82°51'59"	35.73'	N77°36'26"W
C134	50.00'	26.85'	30°46'05"	26.53'	S12°07'03"W
C135	35.00'	36.64'	59°58'24"	34.99'	S02°29'07"E
C155	35.00'	45.90'	75°07'56"	42.68'	N10°03'52"W
C156	457.00'	36.06'	04°31'17"	36.05'	N49°53'28"W



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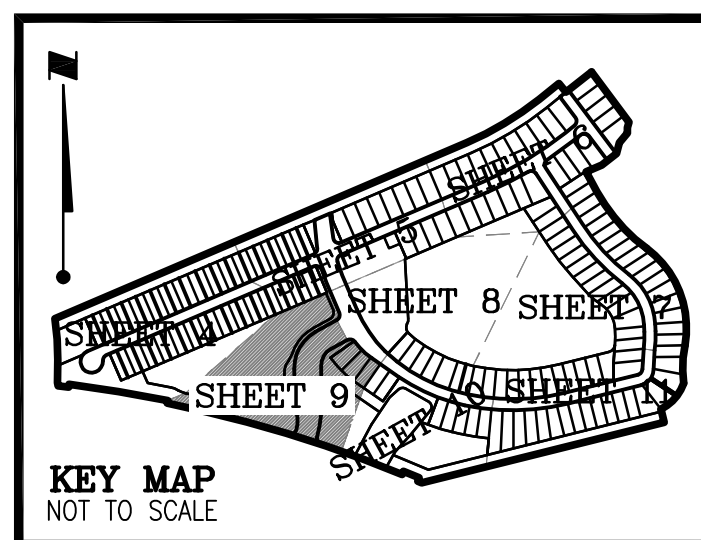
RENAISSANCE AT WEST VILLAGES, PHASE 1

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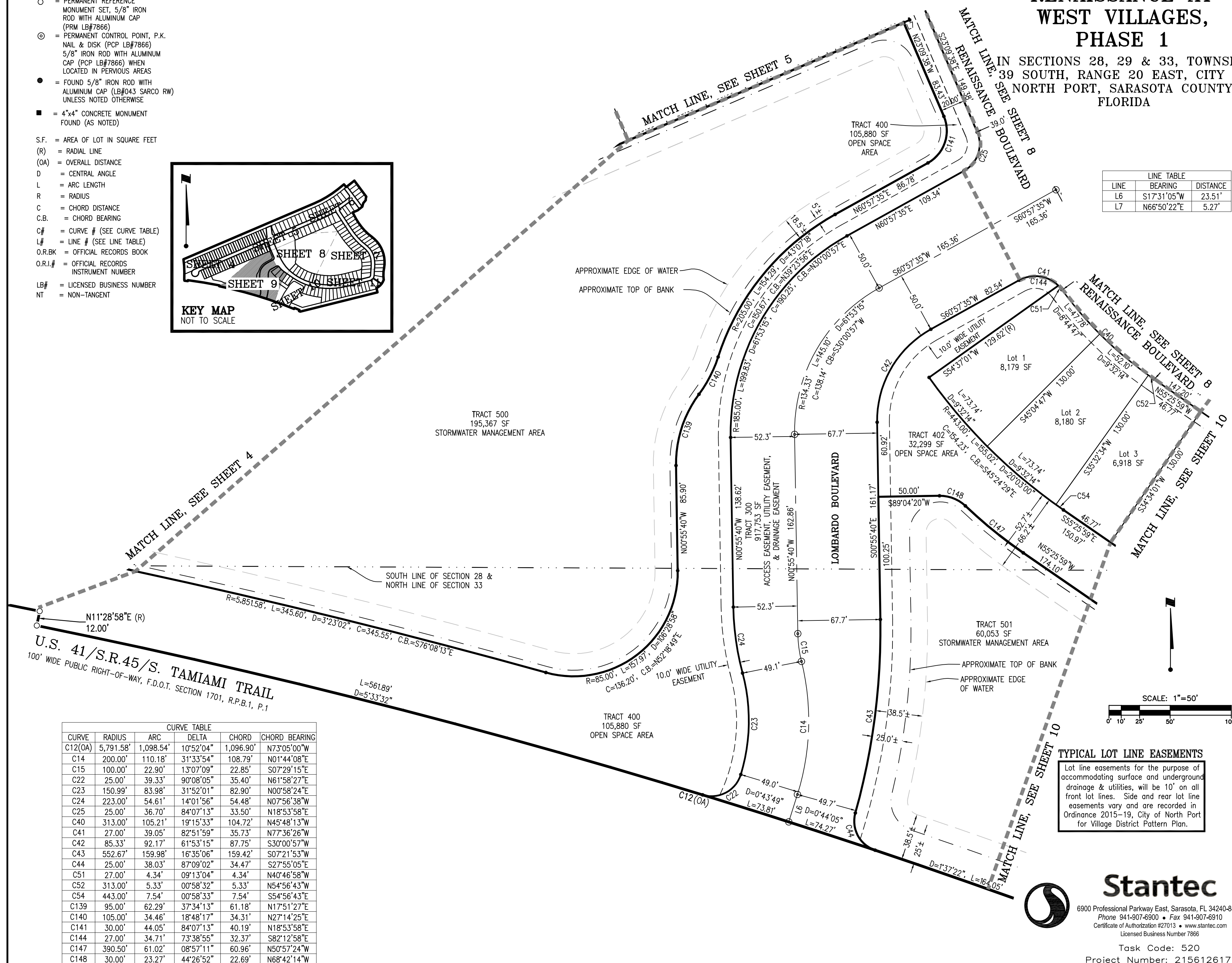
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LINE TABLE		
LINE	BEARING	DISTANCE
L6	S17°31'05"W	23.51'
L7	N66°50'22"E	5.27'



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C12(OA)	5,791.58'	1,098.54'	10°52'04"	1,096.90'	N73°05'00"W
C14	200.00'	110.18'	31°33'54"	108.79'	N01°44'08"E
C15	100.00'	22.90'	13°07'09"	22.85'	S07°29'15"E
C22	25.00'	39.33'	90°08'05"	35.40'	N61°58'27"E
C23	150.99'	83.98'	31°52'01"	82.90'	N00°58'24"E
C24	223.00'	54.61'	14°01'56"	54.48'	N07°56'38"W
C25	25.00'	36.70'	84°07'13"	33.50'	N18°53'58"E
C40	313.00'	105.21'	19°15'33"	104.72'	N45°48'13"W
C41	27.00'	39.05'	82°51'59"	35.73'	N77°36'26"W
C42	85.33'	92.17'	61°53'15"	87.75'	S30°00'57"W
C43	552.67'	159.98'	16°35'06"	159.42'	S07°21'53"W
C44	25.00'	38.03'	87°09'02"	34.47'	S27°55'05"E
C51	27.00'	4.34'	09°13'04"	4.34'	N40°46'58"W
C52	313.00'	5.33'	00°58'32"	5.33'	N54°56'43"W
C54	443.00'	7.54'	00°58'33"	7.54'	S54°56'43"E
C139	95.00'	62.29'	37°34'13"	61.18'	N17°51'27"E
C140	105.00'	34.46'	18°48'17"	34.31'	N27°14'25"E
C141	30.00'	44.05'	84°07'13"	40.19'	N18°53'58"E
C144	27.00'	34.71'	73°38'55"	32.37'	S82°12'58"E
C147	390.50'	61.02'	08°57'11"	60.96'	N50°57'24"W
C148	30.00'	23.27'	44°26'52"	22.69'	N68°42'14"W

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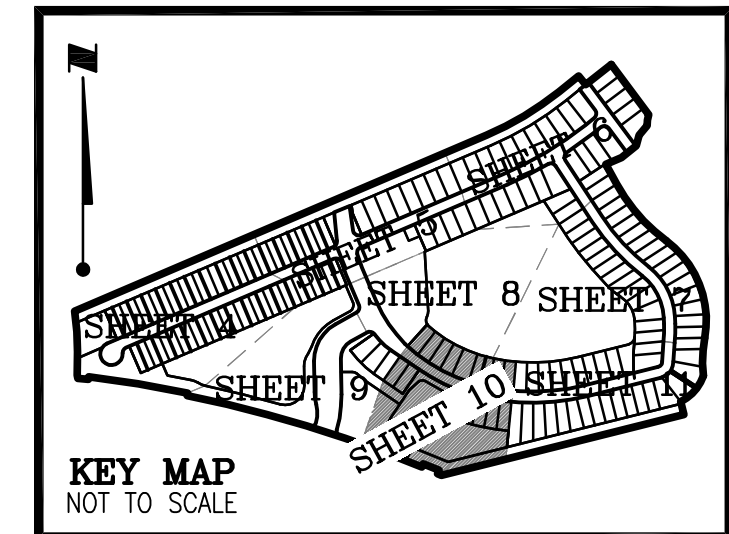
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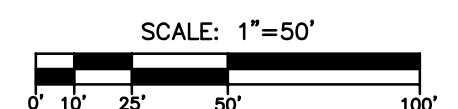
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RENAISSANCE AT WEST VILLAGES, PHASE 1

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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C10	5,791.58'	18.80'	00°11'10"	18.80'	N66°48'10"W
C11	5,807.58'	76.37'	00°45'12"	76.37'	N67°16'21"W
C12(OA)	5,791.58'	1,098.54'	10°52'04"	1,096.90'	N73°05'00"W
C53	825.00'	3.77'	00°15'43"	3.77'	N55°33'50"W
C127	975.00'	6.14'	00°21'39"	6.14'	N78°04'33"E
C128	845.00'	5.32'	00°21'39"	5.32'	S78°04'33"E
C129	775.00'	4.95'	00°21'58"	4.95'	N52°20'06"W
C130	645.00'	4.12'	00°21'58"	4.12'	S52°20'06"E
C131	35.00'	9.26'	15°09'31"	9.23'	S40°03'04"E
C143	25.00'	12.07'	27°39'59"	11.95'	N43°16'54"E
C145	25.00'	43.42'	99°30'31"	38.16'	N10°41'39"W
C146	25.00'	31.01'	71°04'40"	29.06'	S84°00'45"W
C154	25.00'	14.49'	33°12'08"	14.29'	N11°46'17"E
C166	500.00'	281.63'	32°16'21"	277.92'	S39°17'49"E
C167	587.00'	297.02'	28°59'28"	293.86'	S37°39'23"E



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.



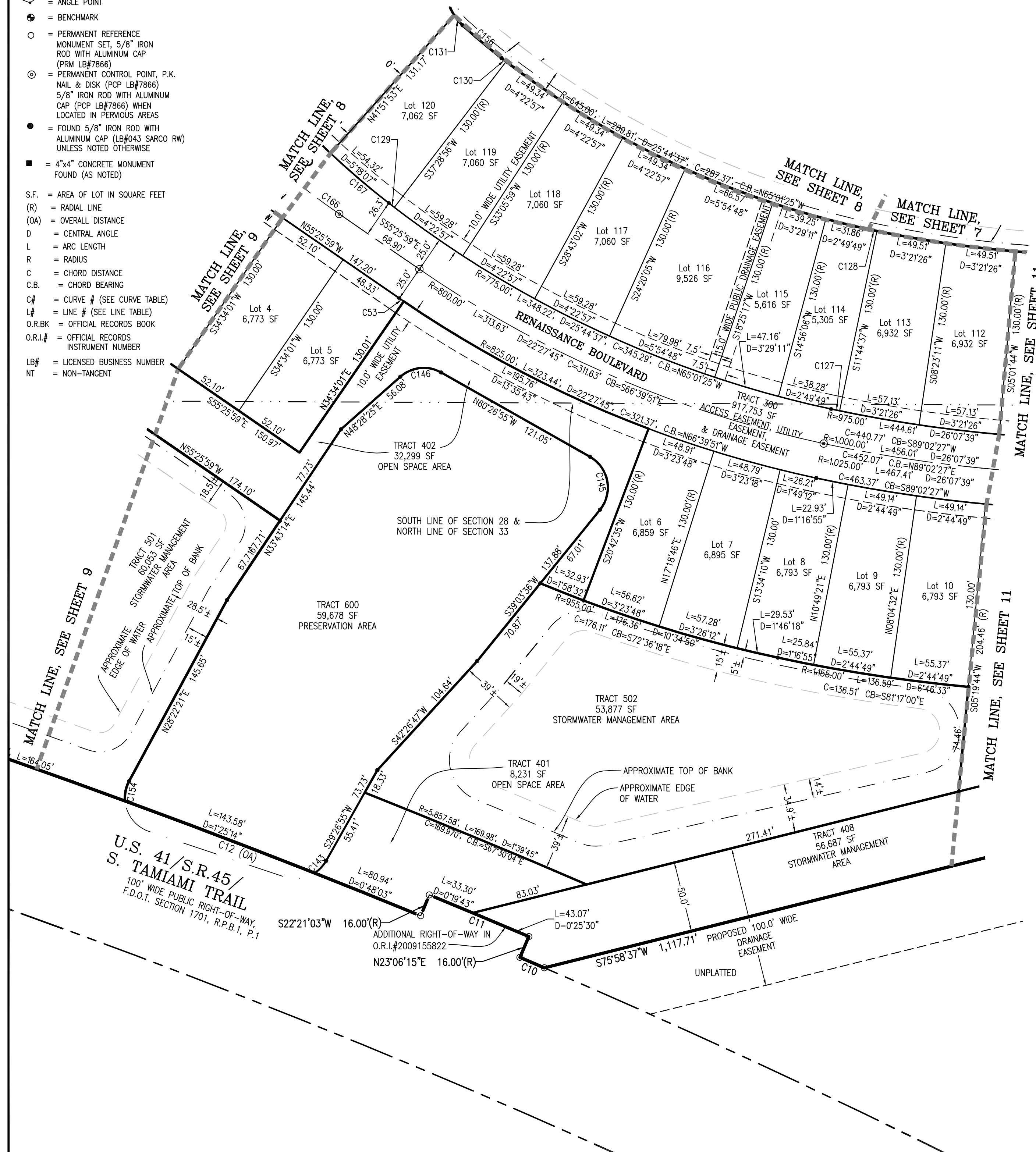
Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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Licensed Business Number 7866

Task Code: 520
Project Number: 215612617

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

- S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
D = CENTRAL ANGLE
L = ARC LENGTH
R = RADIUS
C = CHORD DISTANCE
C.B. = 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



RENAISSANCE AT WEST VILLAGES, PHASE 1

IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY,
FLORIDA

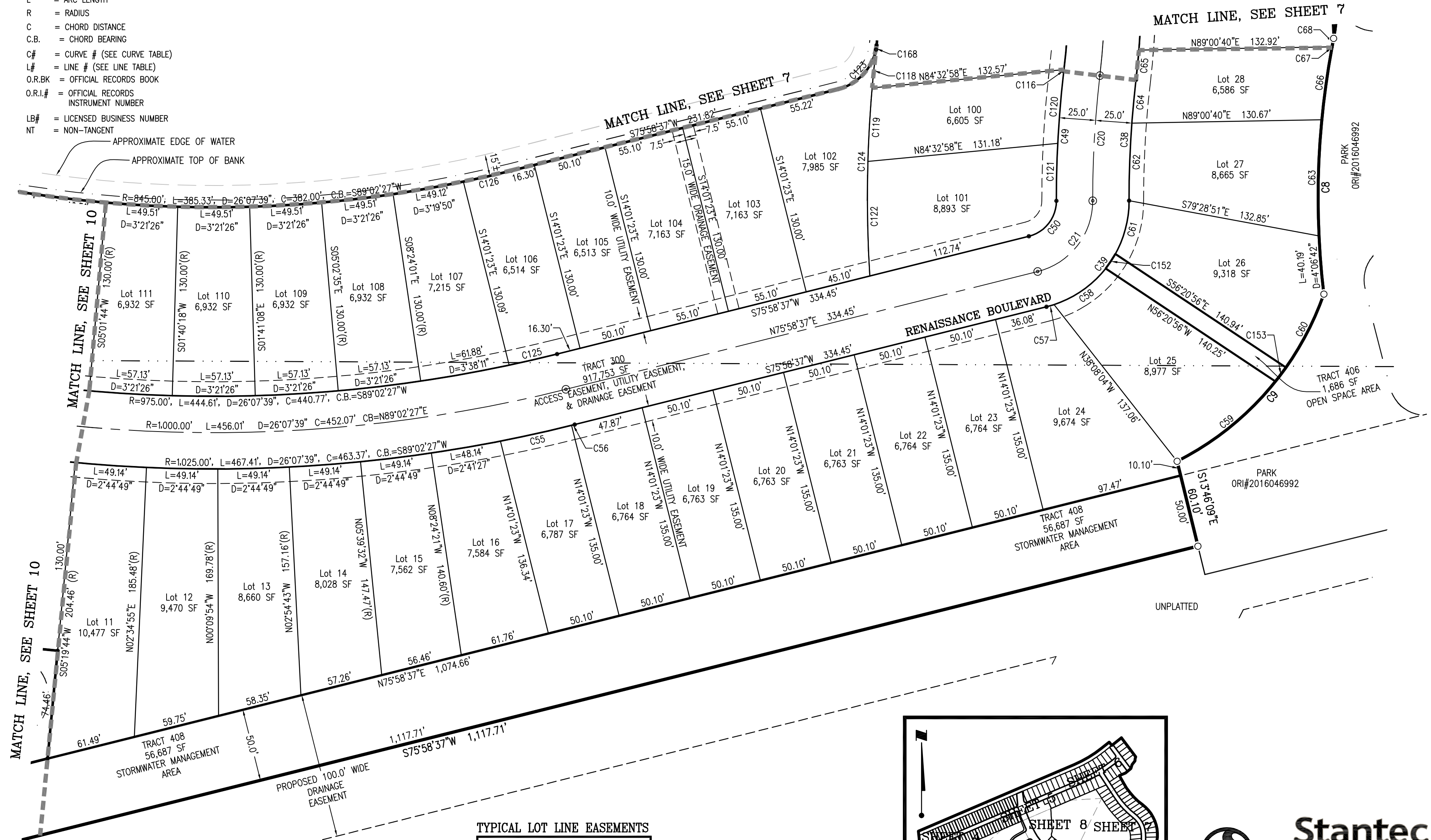
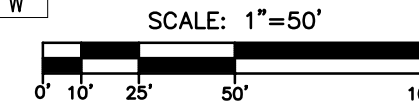
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- ✓ = ANGLE POINT
- = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
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APPROXIMATE EDGE OF WATER
APPROXIMATE TOP OF BANK

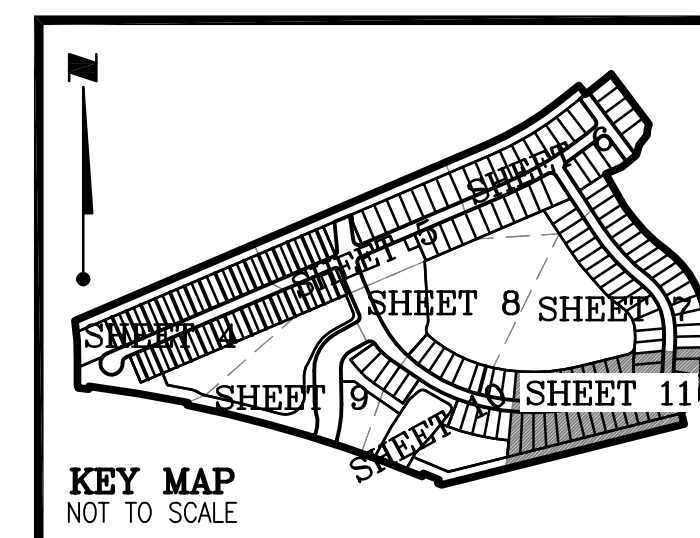
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C8	560.01'	170.28'	17°25'20"	169.63'	S01°53'27"W
C9	205.00'	156.79'	43°49'22"	153.00'	S41°15'53"W
C20	715.00'	86.29'	06°54'53"	86.24'	S03°16'25"W
C21	50.00'	66.46'	76°09'38"	61.68'	N37°53'48"E
C38	690.00'	83.27'	06°54'53"	83.22'	S03°16'25"W
C39	75.00'	99.69'	76°09'38"	92.51'	S37°53'48"W
C49	740.00'	89.31'	06°54'53"	89.25'	S03°16'25"W
C50	25.00'	33.23'	76°09'38"	30.84'	S37°53'48"W
C55	1,025.00'	50.12'	02°48'06"	50.12'	S77°30'09"W
C56	1,025.00'	2.23'	00°07'29"	2.23'	S76°02'21"W
C57	75.00'	5.45'	04°10'00"	5.45'	S73°53'37"W
C58	75.00'	43.94'	33°34'14"	43.32'	S55°01'30"W
C59	205.00'	87.77'	24°31'53"	87.10'	N50°54'37"E
C60	205.00'	57.00'	15°55'53"	56.82'	N27°19'09"E
C61	75.00'	38.28'	29°14'46"	37.87'	S14°26'22"W
C62	690.00'	53.40'	04°26'04"	53.39'	S02°02'01"W
C63	560.01'	79.96'	08°10'50"	79.89'	N01°22'54"E
C64	690.00'	29.87'	02°28'49"	29.87'	S05°29'27"W
C65	525.00'	20.56'	02°14'38"	20.56'	S05°36'33"W
C66	560.01'	50.14'	05°07'48"	50.13'	N08°02'13"E

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C67	441.65'	0.61'	00°04'44"	0.61'	N10°18'21"E
C68	441.65'	5.83'	00°45'24"	5.83'	N09°53'17"E
C116	475.00'	1.23'	00°08'55"	1.23'	N06°39'24"E
C117	394.36'	21.55'	03°07'49"	21.54'	S04°42'46"W
C118	870.00'	26.48'	01°44'37"	26.48'	S05°50'29"W
C119	870.00'	50.70'	03°20'20"	50.69'	S03°18'01"W
C120	740.00'	49.70'	03°50'53"	49.69'	N04°48'25"E
C121	740.00'	39.61'	03°04'00"	39.60'	N01°20'59"E
C122	870.00'	78.82'	05°11'28"	78.80'	S00°57'53"E
C123	35.00'	42.58'	69°41'59"	40.00'	S41°07'41"W
C124	870.00'	156.00'	10°16'25"	155.79'	S01°34'36"W
C125	975.00'	33.80'	01°59'11"	33.80'	S76°58'13"W
C126	845.00'	33.81'	02°17'32"	33.80'	N77°07'23"E
C152	75.00'	12.01'	09°10'38"	12.00'	N33°39'04"E
C153	205.00'	12.02'	03°21'36"	12.02'	S36°57'53"W
C168	394.36'	3.00'	00°26'07"	3.00'	S06°29'45"W



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