



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

Final Plat of The Renaissance at West Villages Phase 1 (PLF-16-199)

To: Jonathan R. Lewis, ICMA-CM, City Manager

Thru: Scott Williams, Neighborhood Development Services Director

Thru: Michele Norton, AICP, Planning Manager

From: Jim McAllister, Project Planner

Date: February 10, 2017

I. GENERAL INFORMATION

Project: Petition No. PLF-16-199, Final Plat of The Renaissance at West Villages Phase 1

Request: Approval of The Renaissance at West Villages Phase 1

Applicant: Robert R. Cunningham, PSM (**Exhibit A1, Affidavit**)

Owner(s): Thomas Ranch Land Partners Village I, LLLP, a Florida Limited Liability Limited Partnership (**Exhibit A2, Warranty Deed/Title Opinion**)

Location: The entire property (all phases of The Renaissance) is 247.48 acres in PID's 0775-00-2000 and 0777-00-1375. Currently, the land is undeveloped and sits between West Villages Parkway, River Road and US RT 41 (Sections 28/29/33, Township 39S and Range 20E).

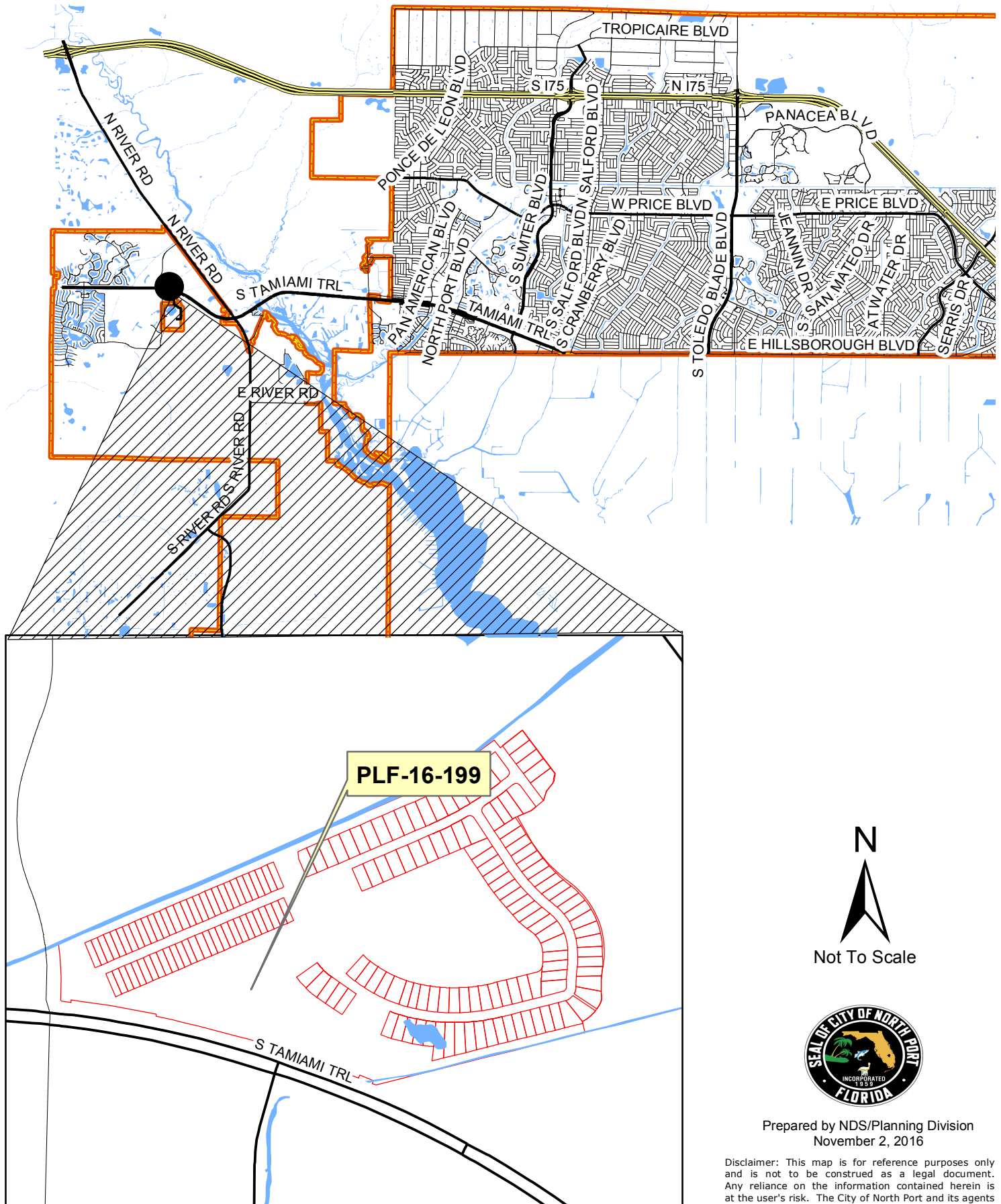
Property Size: The subject of this petition (Phase 1) is 178 lots on ±66.1852 acres

II. BACKGROUND

The Renaissance at West Villages is a proposed single family residential subdivision in the recently adopted Village "B" VDPP. The VDPP (Petition No. VDC-14-161) for Village "B" was adopted by the City Commission on May 7, 2015. The land area of The Renaissance is approximately 247 acres and is undeveloped at this time. The subdivision plan (SCP-15-122) and the infrastructure plan (INF-15-153) were approved on December 15, 2015. Since the development order was issued on December 15, 2015, land clearing has begun on the property through the issuance of a land clearing permit.

MAP GALLERY

City of North Port Location Map PLF-16-199 Renaissance Phase 1

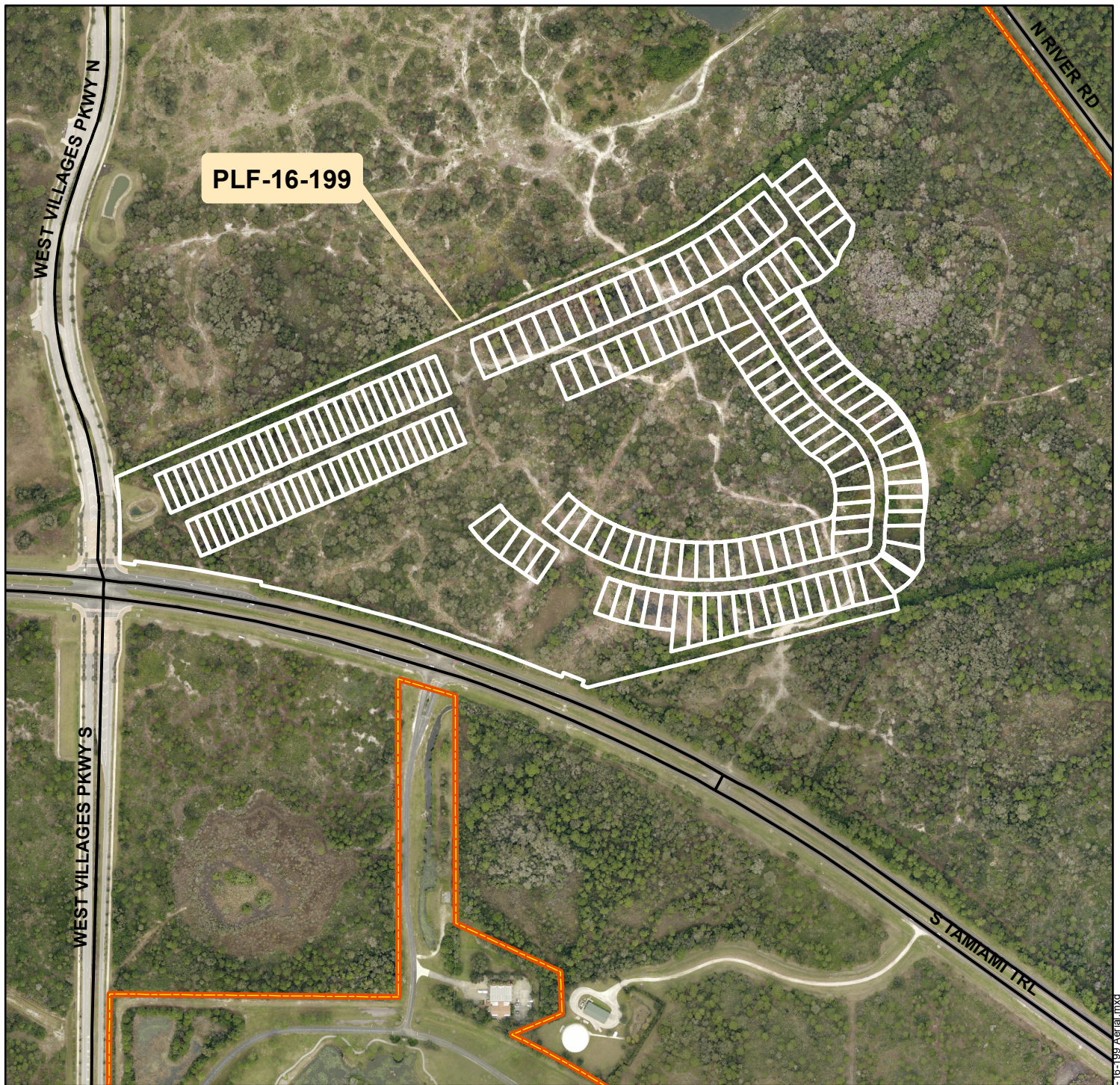


Prepared by NDS/Planning Division
November 2, 2016

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

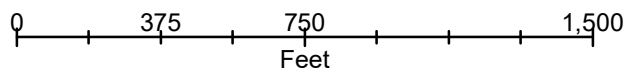
AERIAL

PLF-16-199 Renaissance Phase 1



Legend

- PLF-16-199
- City Boundary

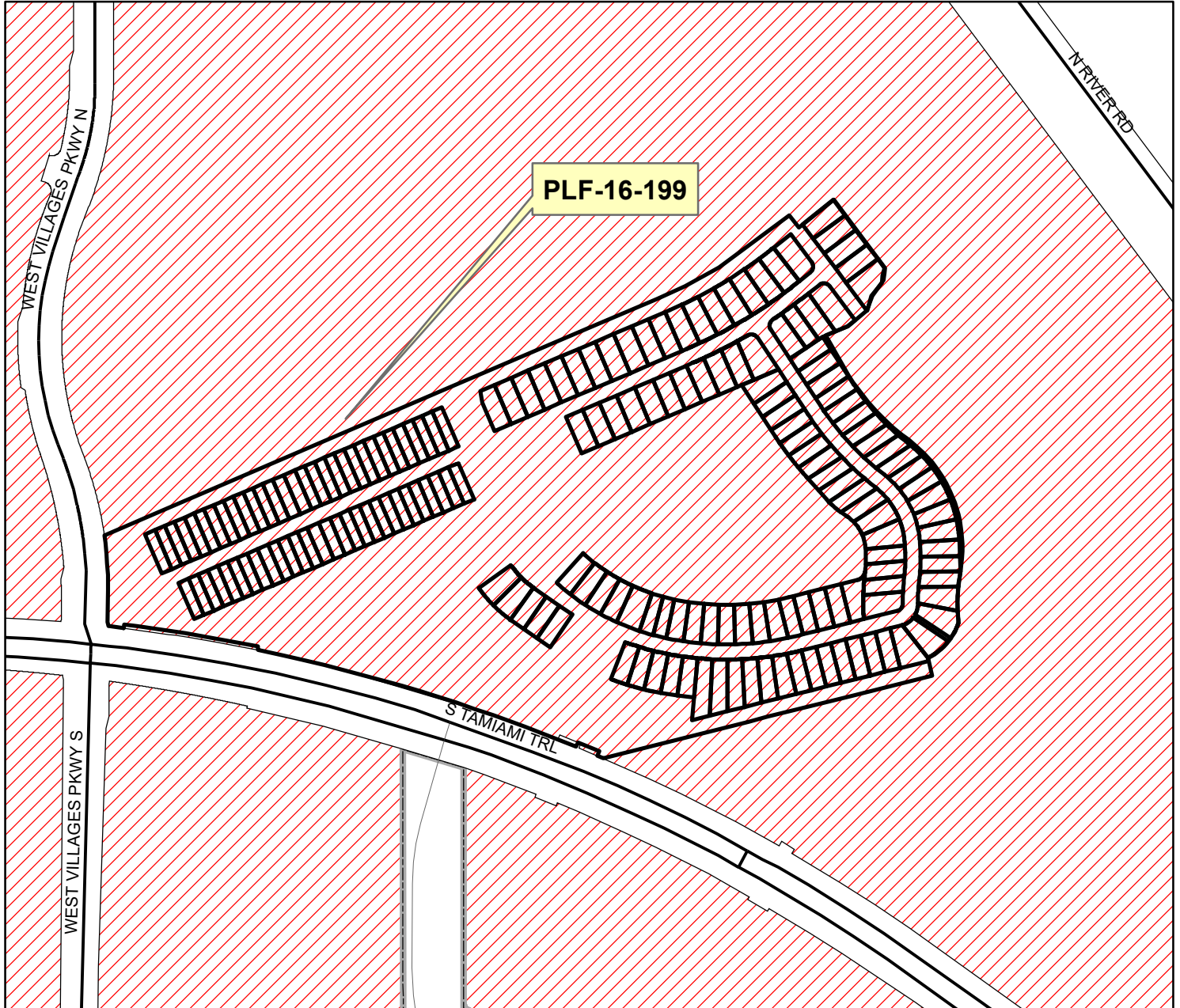


Prepared by NDS/Planning Division
November 2, 2016

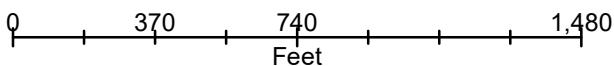
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FUTURE LAND USE

PLF-16-199 Renaissance Phase 1



- | | |
|----------------------------|--|
| 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 | PLF-16-199 |



Prepared by NDS/Planning Division
November 2, 2016

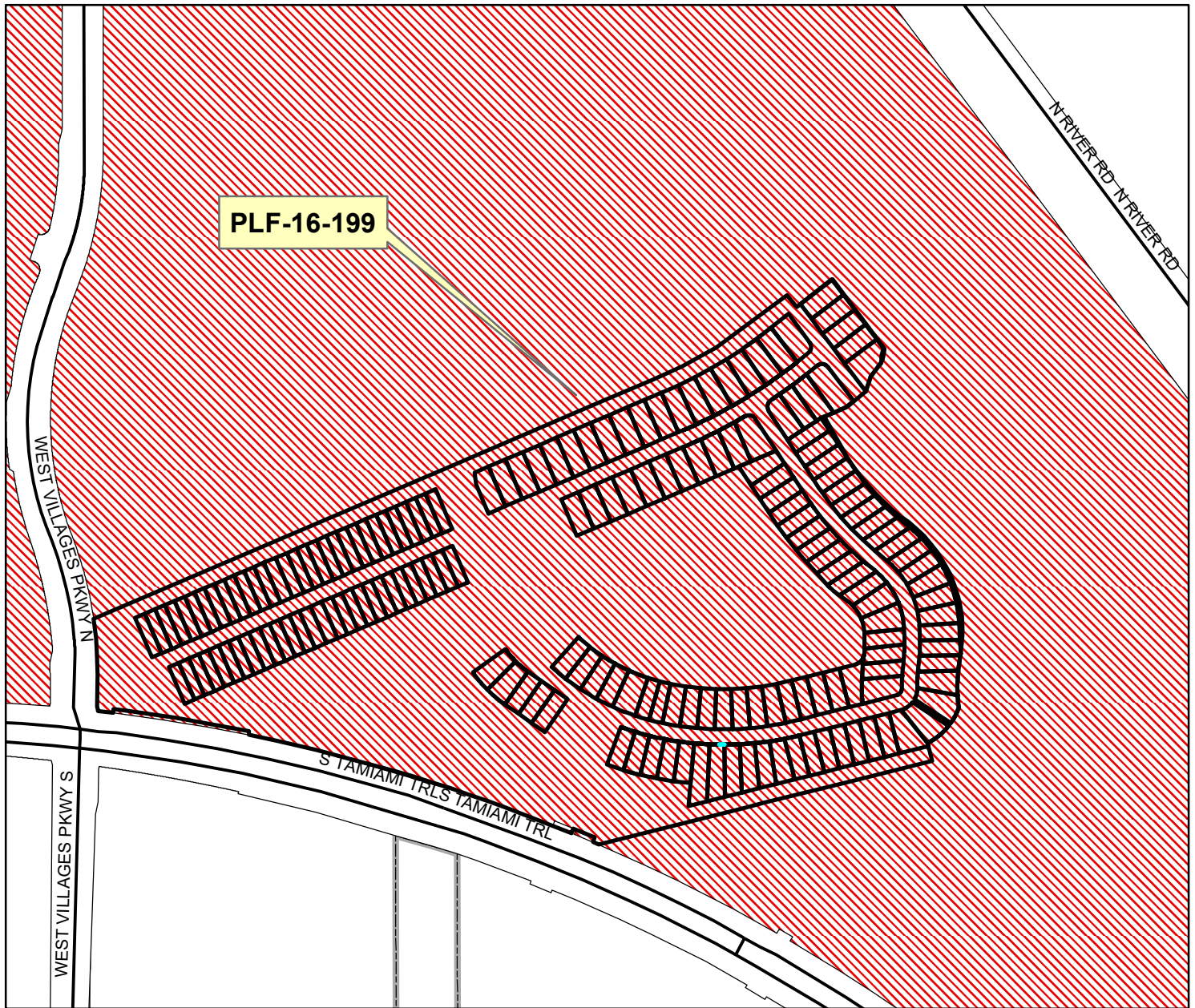
NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

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CURRENT ZONING

PLF-16-199 Renaissance Phase 1

Village "V"



Zoning Classifications		
	AC-7 - Activity Center 7	AG - Agriculture
	CLR - Commercial Redevelopment Low Impact	CD - Conservation District
	V - Village	ROS - Recreation/Open Space
	CGS - Commercial General S	GU - Government Use
	NC-HI - Neighborhood Commercial-High Intensity	ILW - Industrial/Light Warehouse
	NC-LI - Neighborhood Commercial-Low Intensity	CG - Commercial General
	ComRec - Commercial/Recreation	OPI - Office/Professional/Institutional
		UIC - Utility Industrial Corridor
		PCD - Planned Community Development
		RSF-2 - Residential Single Family 2
		RSF-3 - Residential Single Family 3
		RMF - Residential Multi-Family
		RMH - Residential Manufactured Housing
		RTF - Residential Two Family
		NZD - No Zoning Designation
		PLF-16-199

0 370 740 1,480
Feet



Prepared by NDS/Planning Division
November 2, 2016

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a. STAFF RECOMMENDATION

Staff recommends that the City Commission **APPROVE** Petition No. PLF 16-199, The Renaissance at West Villages, Phase 1.

ALTERNATIVES

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

b. SITE INFORMATION**Land Use**

Adopted Future Land Use Map Designation: Village

Adopted Zoning Map Designation: Village

Existing Land Use(s): Vacant

Surrounding Land Uses:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Village/Undeveloped	Village	Village
South	Village/Undeveloped	Village	Village
West	West Villages Parkway/Gran Paradiso	Village	Village
East	River Road	Village	Village

Services and Facilities

Potable Water: To be provided by City of North Port Utilities

Sanitary Sewer: To be provided by City of North Port Utilities

Transportation: US 41 and West Villages Parkway

Environmental

Conservation: The subject site is not located in any recognized City of North Port Conservation Restricted Overlay Zones.

Flood Zone: Not in a FEMA hazardous flood zone.

Other: An complete environmental site analysis was conducted by Environmental Consulting and Technology, Inc. SDR and staff reviewed the report and found that no significant environmental issues existed. A Gopher Tortoise Relocation Permit was issued by Florida Fish and Wildlife on November 30, 2015 giving the owner permission to relocate any gopher tortoises found to Whaley Ranch in Sarasota County, a state licensed gopher tortoise relocation area. Appropriate stormwater and wetland mitigation permits (ERP Permit) were also obtained from the Southwest Florida Water Management District as part of the SDR review process.

c. STAFF ANALYSIS

As stated earlier in this report, The Renaissance at West Villages Phase 1 consists of 178 lots (**Exhibit B1**). Phase I will also include an amenity center, a swimming pool and other recreational amenities. The amenity center will be reviewed by staff as a separate major site and development plan (MAS). Phase 2, which will come before Planning and Zoning Advisory Board and City Commission in the coming months, will include 348 additional lots, additional multi-modal trails, paths and a dog park along River Road. Both phases will include lakes which be utilized as stormwater ponds as well an amenity. The City is in receipt of the corresponding Surety Bond for Phase 1 in the amount of \$4,596,130.00. The Phase 2 bond will be presented to the City during infrastructure review for Phase 2.

d. REVIEW PROCESS

City of North Port staff has reviewed the final plat for Phase 1 in addition to the City Surveyor. No issues were found.

e. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

January 19, 2017
9:00 AM or as soon thereafter

**City Commission
Public Hearing**

February 28, 2017
6:00 PM or as soon thereafter

EXHIBIT A1

AFFIDAVIT

I (the undersigned), Leslie C. Candes, Chief Legal Counsel, 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 20th day of September, 2016,



Signature of Applicant or Authorized Agent

Leslie C. Candes, Vice President

Print Name and Title

STATE OF FLORIDA,

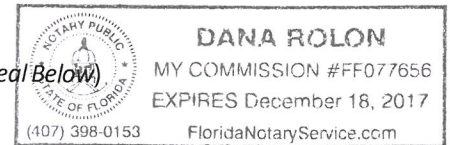
COUNTY OF ORANGE

The foregoing instrument was acknowledged by me this 20th day of September, 2016, by Leslie C. Candes, who is personally known to me or has produced _____ as identification, and who did take an oath.



Signature - Notary Public

(Place Notary Seal Below)



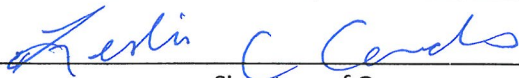
AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), West Villages Parkway East Associates, LLLP, a Florida limited liability limited partnership, property owner(s),

hereby authorize Stantec Consulting Services, Inc., a New York corporation _____ to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) _____ See Exhibit "A"



Signature of Owner

9/20/2016


Date

STATE OF FLORIDA,

COUNTY OF ORANGE

The foregoing instrument was acknowledged by me this 20th day of September, 2016, by Leslie C. Candes, who is personally known to me or has produced _____ as identification, and who did take an oath.

(Place Notary Seal Below)



Signature - Notary Public

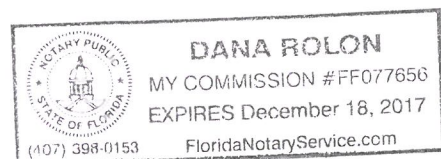


EXHIBIT A2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014062916 6 PG(S)
May 29, 2014 12:19:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Purchase Price: \$3,355,000
Additional Consideration: \$328,000
Doc Tax: \$25,781
Record: \$ 52.50

Doc Stamp-Deed: \$25,781.00



Prepared by and return to:
Patrick W. Ryskamp, Esq.
Williams Parker Harrison Dietz & Getzen
200 S. Orange Avenue
Sarasota, FL 34236

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0762-00-3030, 0775-00-2000, 0785-00-1000, 0787-12-0001.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B"**, attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to the Permitted Exceptions.

[Signatures appear on the following page]

2726695.1 File Ref. #B {00228058: v: }

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability company

L. L. L.
Print
Name: Lesli L. Lebarman

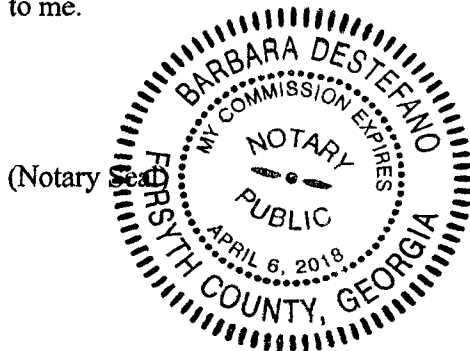
By: *SE* (SEAL)
Name: Stanley E. Thomas
Title: Manager

Lori L. Scott
Print
Name: Lori L. Scott

STATE OF GEORGIA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person is personally known to me ~~or has produced~~ _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Barbara DeStefano
Signature of Notary Public
BARBARA DESTEFANO
Print Name of Notary Public

I am a Notary Public of the State of Georgia,
and my commission expires on 4/6/18.

EXHIBIT "A"

Tract B

That part of Section 21, Township 39 South, Range 20 East, Sarasota County, Florida, lying Southwesterly of COUNTY ROAD NO. 777 (West River Road).

That part of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida, lying Southwesterly of COUNTY ROAD NO. 777 (West River Road), less and except lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2008031552, and Instrument No. 2009155882, and lands conveyed to Sarasota County in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida.

That part of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, lying North of U.S. Highway No. 41 (State Road No. 45) and West of COUNTY ROAD NO. 777, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District in Official Records Instrument No. 2005281157 and Instrument No. 2009155882 of the Public Records of Sarasota County, Florida; Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida.

That part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 34, lying west of County Road No. 777, less and except the following:
Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida;

Tract contains 370.3096 Acres, more or less.

EXHIBIT "B"

Permitted Exceptions for Tract B

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2014-000351 issued through Old Republic National Title Insurance Company):

4. (Intentionally omitted).
5. (Intentionally omitted)
6. (Intentionally omitted).
7. (Intentionally omitted).
8. (Intentionally omitted)
9. (Intentionally omitted)
10. (Intentionally omitted)
11. (Intentionally omitted).
12. (Intentionally omitted).
13. (Intentionally omitted)
14. (Intentionally omitted)
15. (Intentionally omitted).
16. (Intentionally omitted)
17. (Intentionally omitted)
18. (Intentionally omitted)
19. Easements in favor of River Road Office Park, Inc., a Florida corporation recorded in Instrument # 2000002796 (33-39-20) of the Public Records of Sarasota County, Florida.
20. (Intentionally omitted).
21. (Intentionally omitted).
22. (Intentionally omitted).
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. (Intentionally omitted).
28. (Intentionally omitted).

29. (Intentionally omitted)
30. (Intentionally omitted).
31. (Intentionally omitted).
32. (Intentionally omitted).
33. (Intentionally omitted).
34. (Intentionally omitted).
35. (Intentionally omitted).
36. (Intentionally omitted).
37. (Intentionally omitted).
38. (Intentionally omitted).
39. (Intentionally omitted).
40. (Intentionally omitted).
41. (Intentionally omitted).
42. (Intentionally omitted).
43. (Intentionally omitted).
44. Easement in favor of West Villages Improvement District recorded in Instrument # 2008026591, of the Public Records of Sarasota County, Florida.
45. (Intentionally omitted).
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2005023829, 2005032617, 2005149323, 2006023618, 2006023619, 2007048565, 2007086622, 2007086623, 2007176566, 2008055051, 2008055052 and 2008055053, of the Public Records of Sarasota County, Florida.
47. (Intentionally omitted).
48. (Deleted)
49. (Intentionally omitted).
50. Subject to Terms, Conditions and Restrictive Covenants contained in that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. Drainage Easement to Sarasota County recorded in Instrument # 2012030631, Public Records of Sarasota County, Florida.
52. (Intentionally omitted).
53. (Intentionally omitted).
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).

- 60. (Intentionally omitted).
- 61. Riparian and littoral rights.
- 62. (Deleted).
- 63. (Deleted).
- 64. (Deleted).
- 65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
- 66. (Deleted).
- 67. (Deleted).
- 68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.

EXHIBIT A2 cont.

PURCHASE PRICE \$91.00
ADDITIONAL CONSIDERATION \$40,205.19
DOC TAX \$282.80
RECORD \$ 27.00

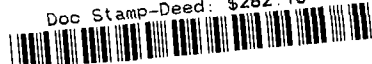
PARCEL ID NO.: 0777981000

Prepared by and return to:

WILLIAMS PARKER
HARRISON DIETZ & GETZEN

200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Jeffrey A. Grebe, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015010223 3 PG(S)
January 29, 2015 10:58:31 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$282.10


SPECIAL WARRANTY DEED

THIS INDENTURE, made January 26, 2015 by and between THOMAS 167, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 1510 W. Cleveland Street, Tampa, FL 33606, and WEST VILLAGES PARKWAY EAST ASSOCIATES, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantee, whose post office address is 1900 Summit Tower Blvd, Suite 500, Maitland, FL 32810.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

SEE ATTACHED EXHIBIT A

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

THOMAS 167, LLC,
a Florida limited liability company

By: Thomas 167 Associates, LLC,
a Delaware limited liability company
As its Manager

By: Juan M. Gomez
Juan M. Gomez
As its Manager

Jeffrey A. Grebb
Witness Name: Jeffrey A. Grebb
Christina McCurdy
Witness Name: Christina McCurdy

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26th day of January 2015 by JUAN M. GOMEZ, as Manager of Thomas 167 Associates, LLC, a Delaware limited liability company, which is the Manager of THOMAS 167, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced a FL Driver's License as identification. If no identification is indicated, the above-named person is personally known to me.

Christina McCurdy
Signature of Notary Public

Christina McCurdy
Print Name of Notary Public

(Notary Seal)



CHRISTINA MCCURDY
MY COMMISSION # EE 848742
EXPIRES: December 7, 2016
Bonded Thru Budget Notary Services

I am a Notary Public of the State of Florida
and my commission expires on 12/7/2016.

Exhibit A

PARCEL A-3

A part of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida described as follows:

Commence at the Southeast corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the East line of the Southeast Quarter of said Section 29, a distance of 1.94 feet to the POINT OF BEGINNING; thence continue N 02°49'59" W along said East line of the Southeast Quarter of Section 29, a distance of 2639.42 feet to the East Quarter Corner of said Section 29; thence N 02°48'09" W., along the East line of the Northeast Quarter of said Section 29, a distance of 368.25 feet to a point on the East Right of Way Line, of West Villages Parkway as described in Official Instrument No. 2008031552 of the Public Records of Sarasota County, Florida, same being a point on a non-tangent curve to the left, having: a radius of 1081.99 feet, a central angle of 06°41'10", a chord bearing of S 22°16'00" W, and a chord length of 126.19 feet; thence along East Right of Way Line of West Villages Parkway as described in Official Instrument No. 2008031552, the following ten (10) courses: (1) along the arc of said curve an arc length of 126.26 feet; to a point on a compound curve to the left, having: a radius of 145.00 feet, a central angle of 40°38'49", a chord bearing of S 01°23'59" E, and a chord length of 100.72 feet; (2) thence along the arc of said curve an arc length of 102.87 feet; to a point on a reverse curve to the right, having: a radius of 114.00 feet, a central angle of 62°05'25", a chord bearing of S 09°19'19" W, and a chord length of 117.58 feet; (3) thence along the arc of said curve an arc length of 123.54 feet, to a point on a reverse curve to the left, having: a radius of 176.00 feet, a central angle of 40°23'37", a chord bearing of S 20°10'13" W, and a chord length of 121.53 feet; (4) thence along the arc of said curve an arc length of 124.08 feet; (5) thence S 00°01'36" E, a distance of 711.61 feet; to a point on a curve to the right, having: a radius of 1210.00 feet, a central angle of 22°18'43", a chord bearing of S 11°07'45" W, and a chord length of 468.22 feet; (6) thence along the arc of said curve an arc length of 471.19 feet, to a point on a reverse curve to the left, having: a radius of 1082.00 feet, a central angle of 43°18'19", a chord bearing of S 00°37'57" W, and a chord length of 798.47 feet; (7) thence along the arc of said curve an arc length of 817.80 feet, to a point on a reverse curve to the right, having: a radius of 1208.00 feet, a central angle of 21°31'38", a chord bearing of S 10°15'23" E, and a chord length of 451.20 feet; (8) thence along the arc of said curve an arc length of 453.87 feet; (9) thence S 00°30'25" W, a distance of 103.88 feet, to a point on a curve to the left, having: a radius of 30.00 feet, a central angle of 26°51'47", a chord bearing of S 12°55'28" E, and a chord length of 13.94 feet; (10) thence along the arc of said curve an arc length of 14.07 feet, to a point on the North Right of Way Line of U.S. Highway No. 41 (State Road 45 / Tamiami Trail), same being a point on a non-tangent curve to the right having: a radius of 5791.58 feet; central angle of 00°27'54", a chord bearing of S 83°10'28" E, and a chord length of 47.00 feet, thence along said North Right of Way Line of U.S. Highway No. 41 the following three (3) courses: (1) along the arc of said curve an arc length of 47.00 feet; (2) thence N 07°02'39" E, a distance of 12.00 feet, to a point on a non-tangent curve to the right, having: a radius of 5803.58 feet, a central angle of 02°13'01", a chord bearing of S 81°50'01" E, and a chord length of 224.55 feet; (3) thence along the arc of said curve an arc length of 224.57 feet, to the POINT OF BEGINNING.

Containing 664,719 Square Feet 15.2598 Acres more or less.

3035519_1

"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

PLAT BOOK ____ , PAGE ____
SHEET 1 OF 11

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

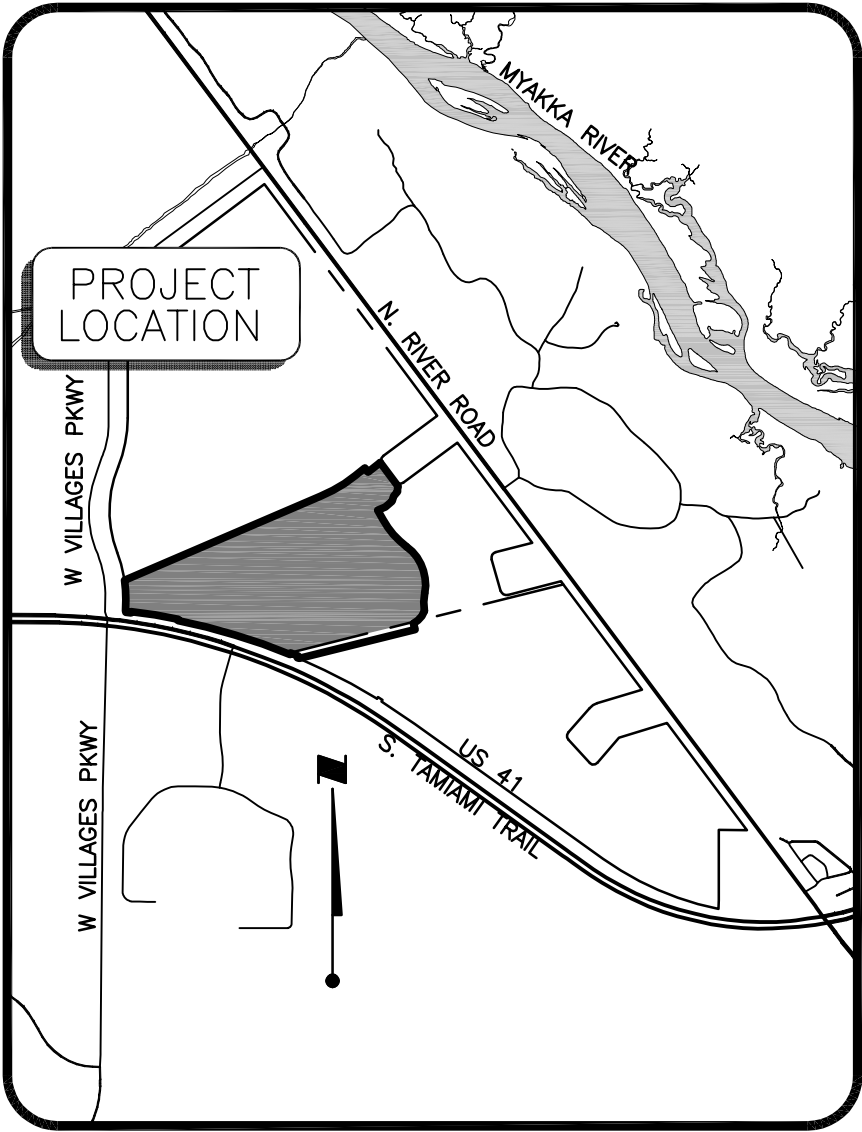
Before me, the undersigned notary public, personally appeared Leslie Candes, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas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

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

Task Code: 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:

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

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

Task Code: 520
Project Number: 215612617

RENAISSANCE AT WEST VILLAGES, PHASE 1

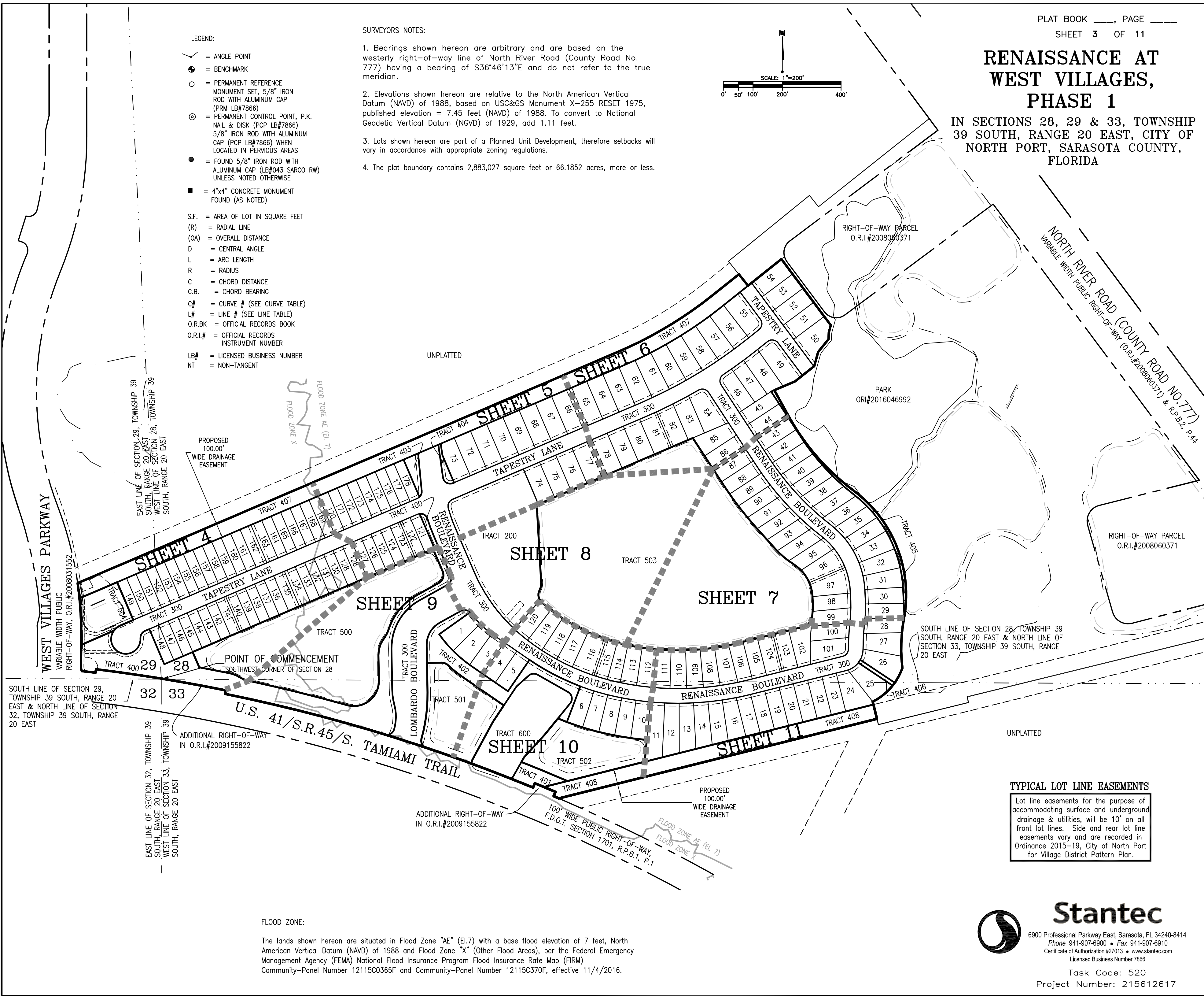
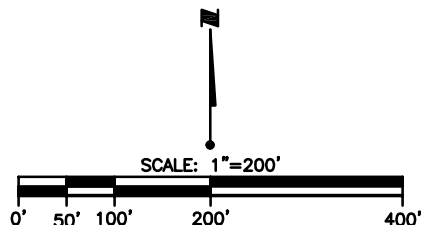
IN SECTIONS 28, 29 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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:

- Bearings shown hereon are arbitrary and are based on the westerly right-of-way line of North River Road (County Road No. 777) having a bearing of S36°46'13"E and do not refer to the true meridian.
- Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet (NAVD) of 1988. To convert to National Geodetic Vertical Datum (NGVD) of 1929, add 1.11 feet.
- Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
- The plat boundary contains 2,883,027 square feet or 66.1852 acres, more or less.



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.

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.



Stantec

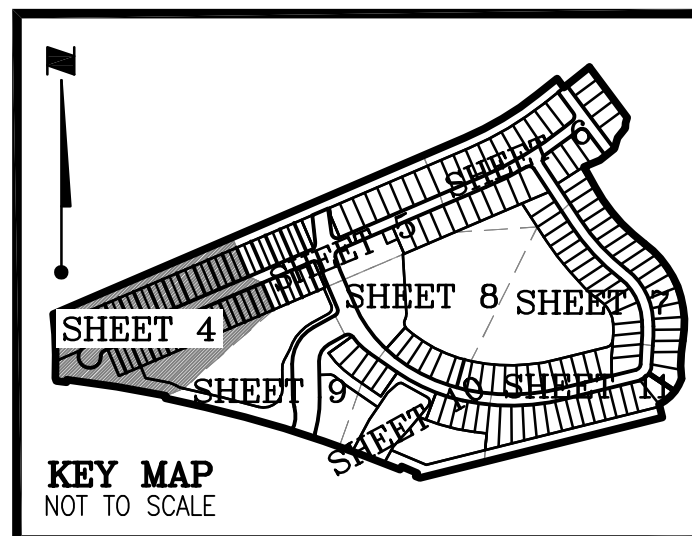
6900 Professional Parkway East, Sarasota, FL 34240-8414
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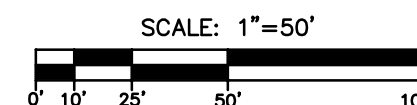
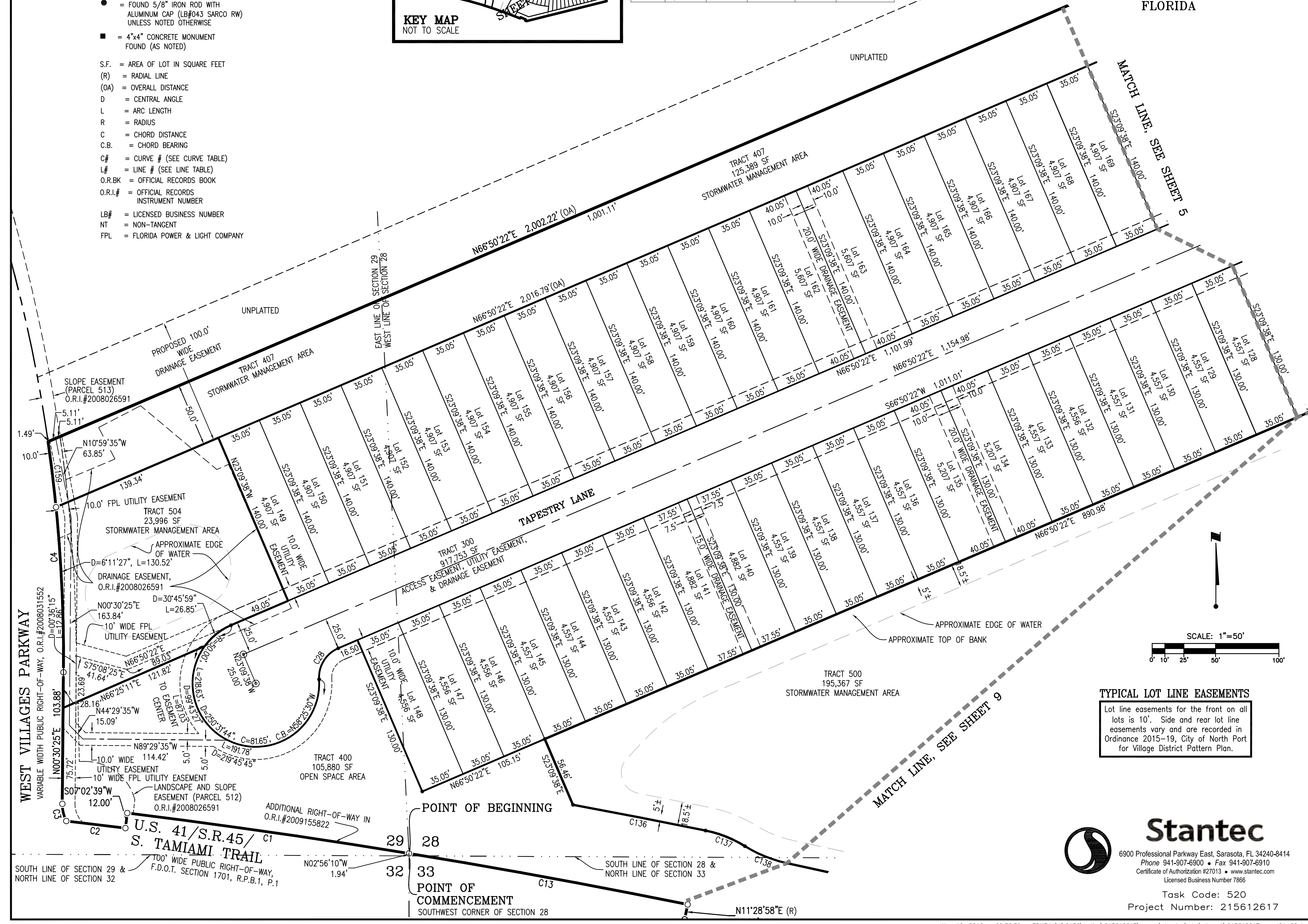
RENAISSANCE AT WEST VILLAGES, PHASE 1

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



- 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
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C# = CURVE # (SEE CURVE TABLE)
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O.R.BK = OFFICIAL RECORDS BOOK
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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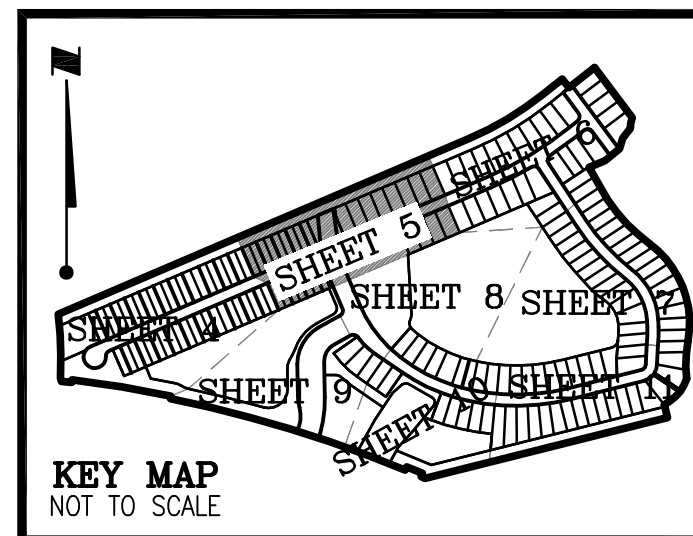
Task Code: 520
Project Number: 215612617

RENAISSANCE AT WEST VILLAGES, PHASE 1

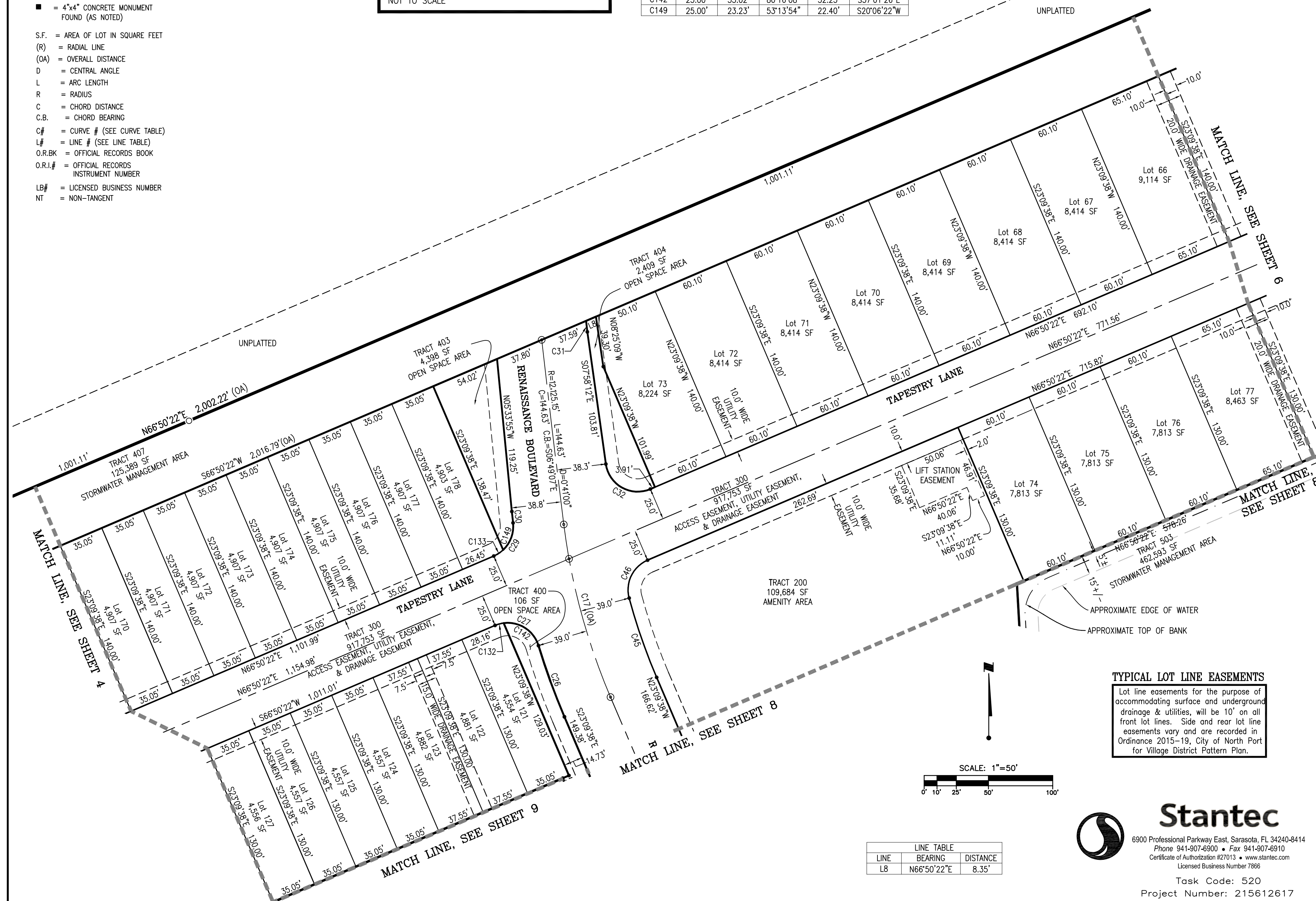
IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY,
FLORIDA

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 PVIOUS AREAS
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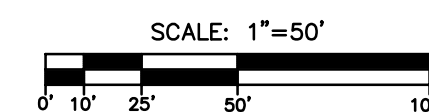


CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C17 (OA)	500.00'	139.63'	16°00'01"	139.18'	S15°09'38"E
C18	500.00'	27.07'	03°06'08"	27.07'	S08°42'41"E
C26	539.00'	59.00'	06°16'17"	58.97'	N20°01'30"W
C27	25.00'	42.01'	96°16'16"	37.24'	N65°01'30"W
C29	25.00'	32.00'	73°20'57"	29.86'	N30°09'54"E
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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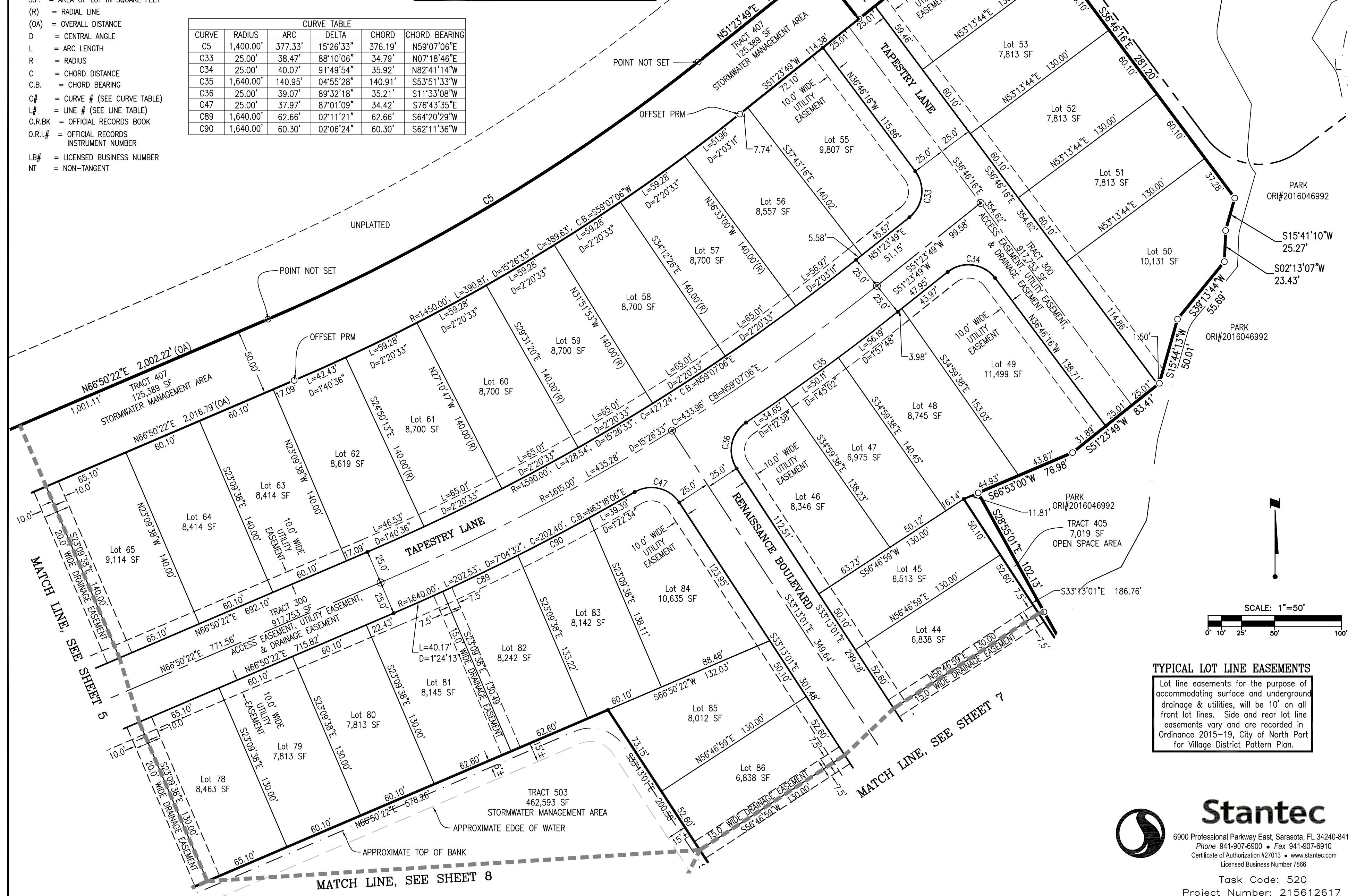
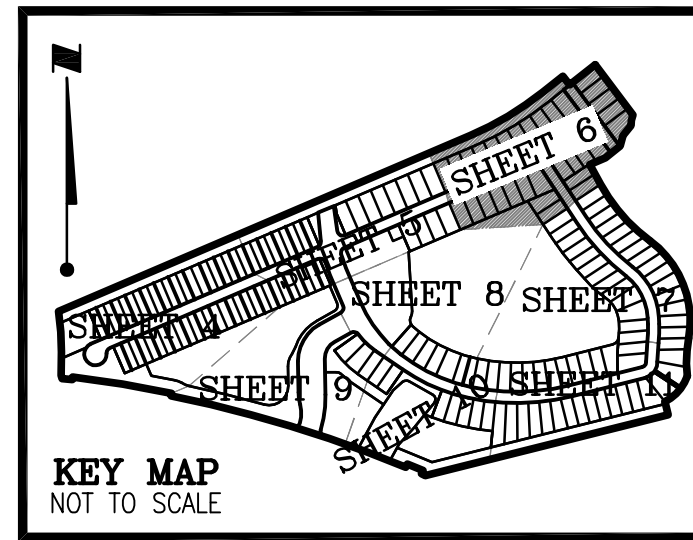
Task Code: 520
Project Number: 215612617

RENAISSANCE AT WEST VILLAGES, PHASE 1

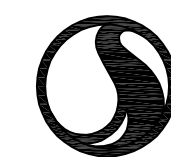
IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY,
FLORIDA

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 - ⊙ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
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CURVE TABLE					
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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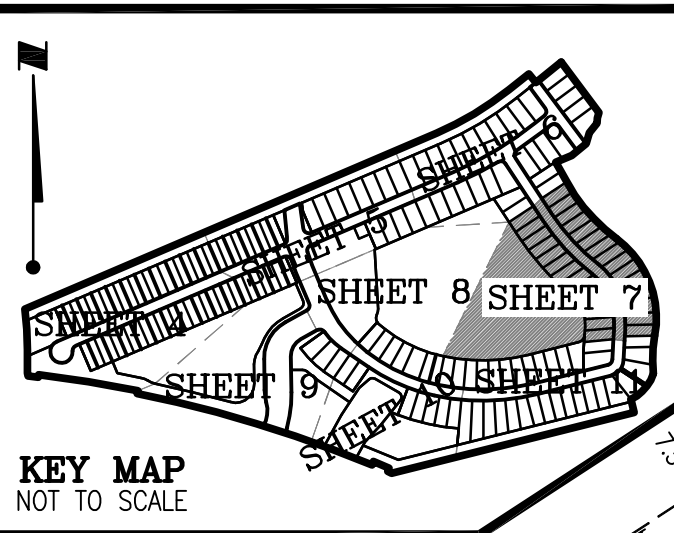
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RENAISSANCE AT WEST VILLAGES, PHASE 1

IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
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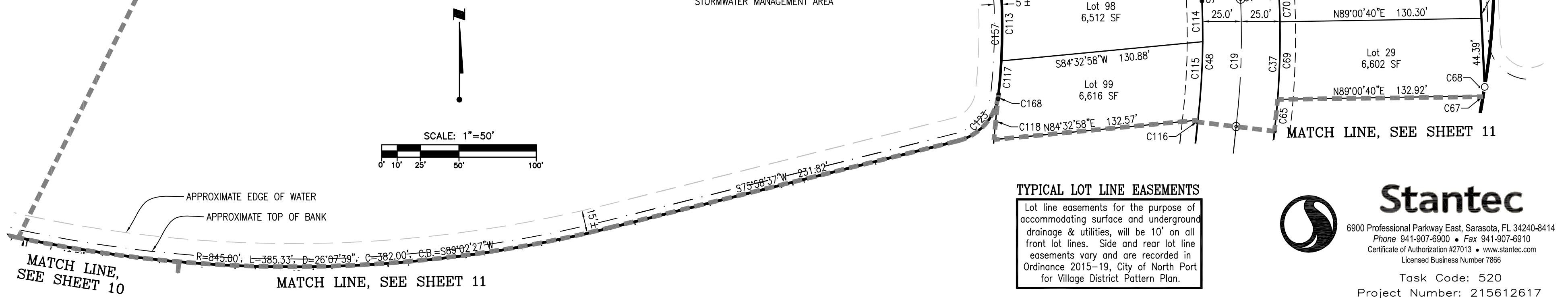
CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C6	792.04'	338.83'	24°30'38"	336.25'	S41°10'20"E
C7	441.65'	491.57'	63°46'21"	466.59'	S21°32'28"E
C19	500.00'	82.37'	09°26'22"	82.28'	N02°00'41"E
C37	525.00'	86.49'	09°26'22"	86.40'	S02°00'41"W
C48	475.00'	78.26'	09°26'22"	78.17'	S02°00'41"W
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



LEGEND:

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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



TYPICAL LOT LINE EASEMENTS

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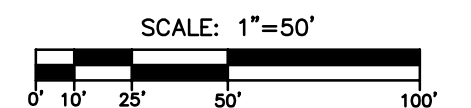
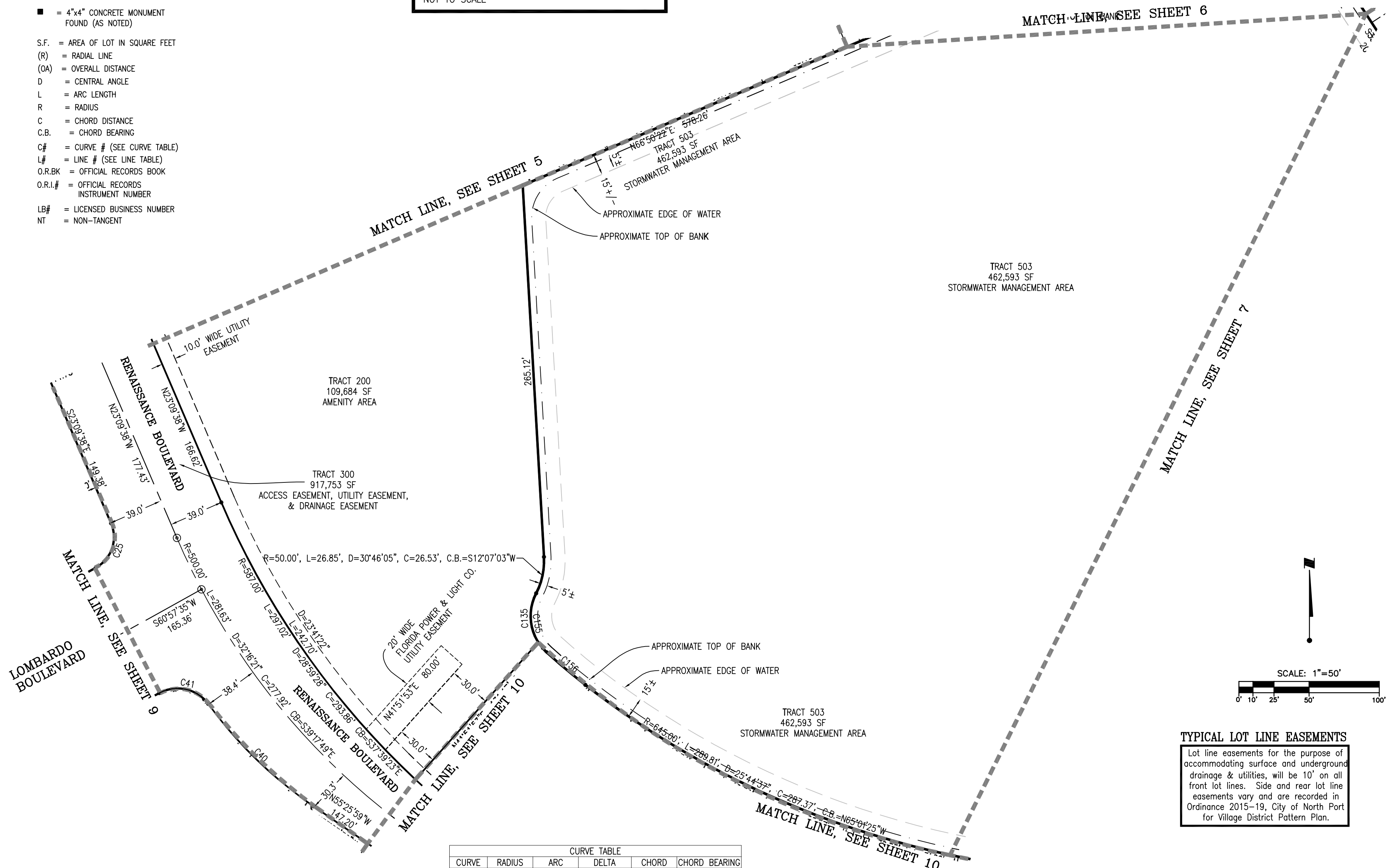
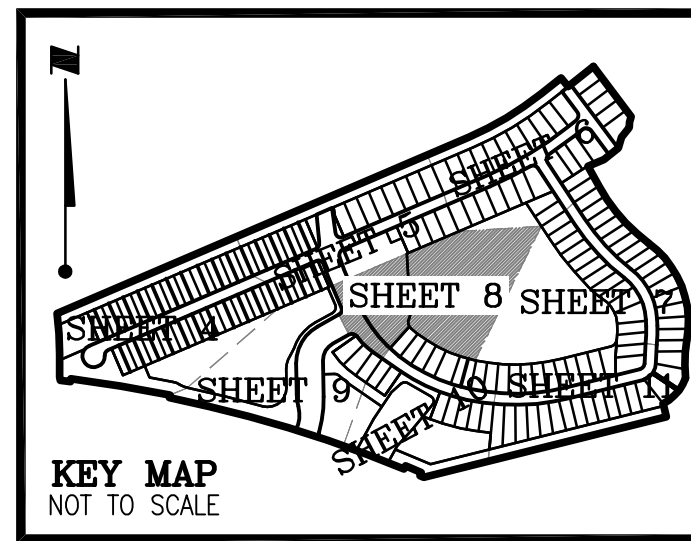
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RENAISSANCE AT WEST VILLAGES, PHASE 1

IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
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- LEGEND:
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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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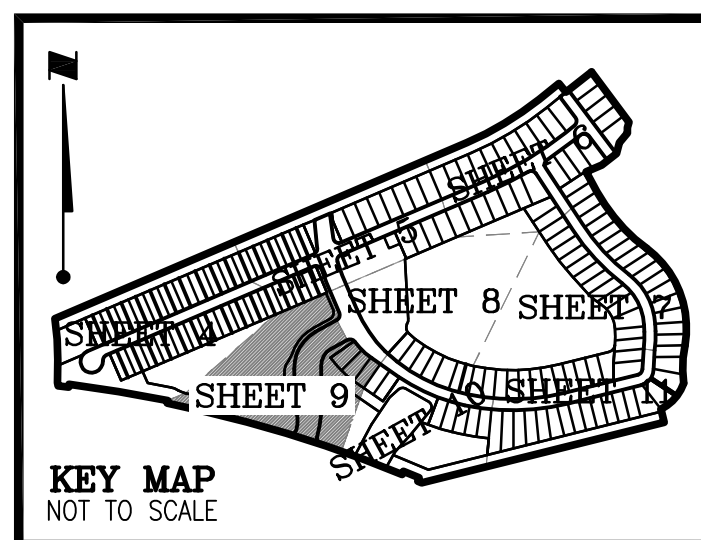
RENAISSANCE AT WEST VILLAGES, PHASE 1

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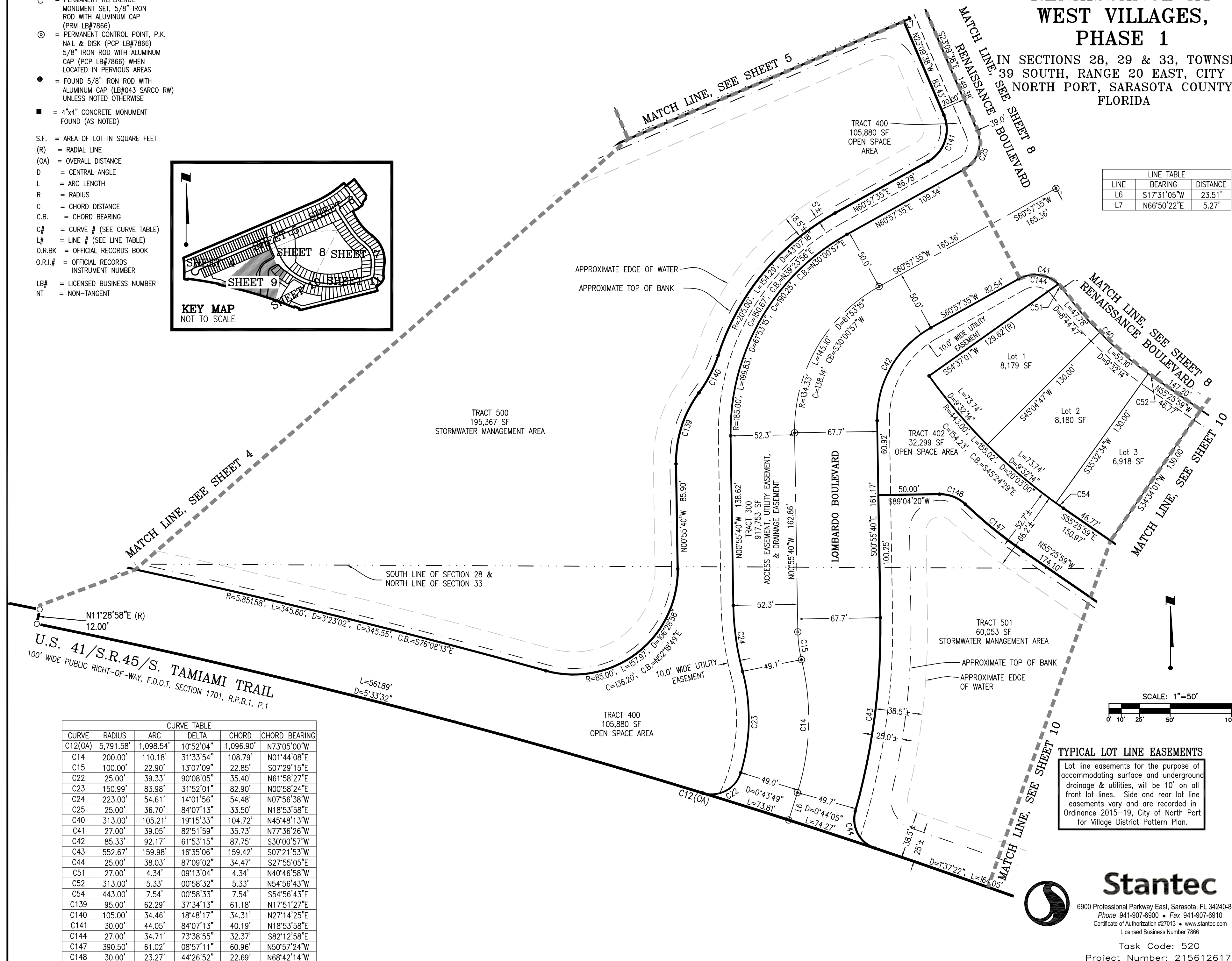
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LINE TABLE		
LINE	BEARING	DISTANCE
L6	S17°31'05"W	23.51'
L7	N66°50'22"E	5.27'



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

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.



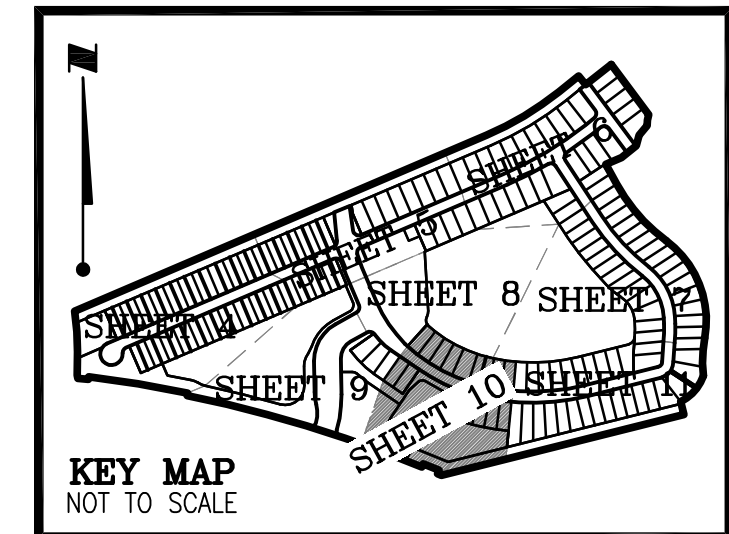
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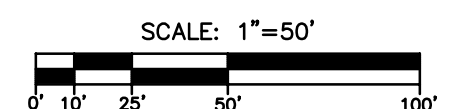
Task Code: 520
Project Number: 215612617

RENAISSANCE AT WEST VILLAGES, PHASE 1

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



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



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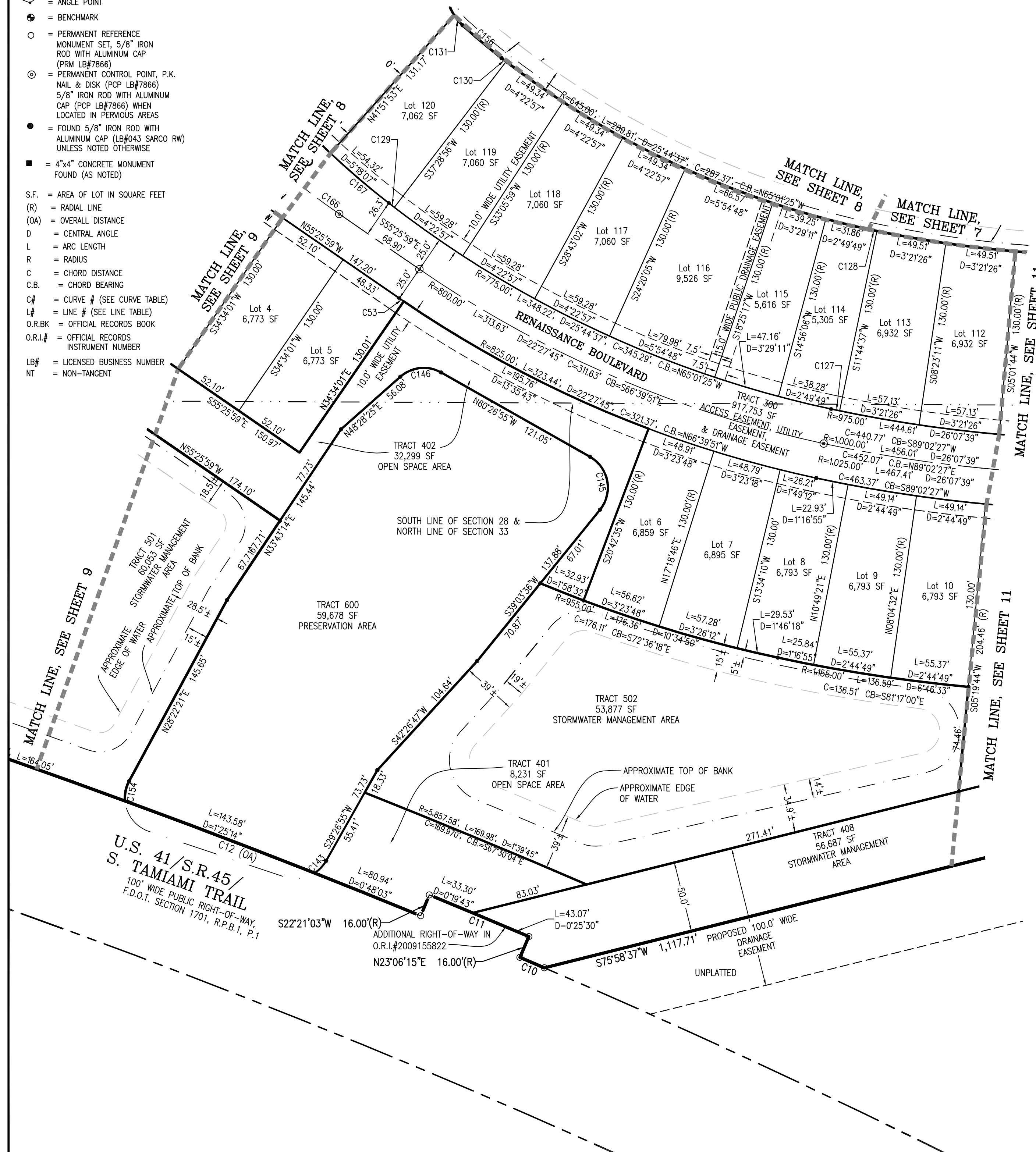
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- LEGEND:
- ✓ = ANGLE POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
 - ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
 - 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED 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
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IN SECTIONS 28, 29 & 33, TOWNSHIP
39 SOUTH, RANGE 20 EAST, CITY OF
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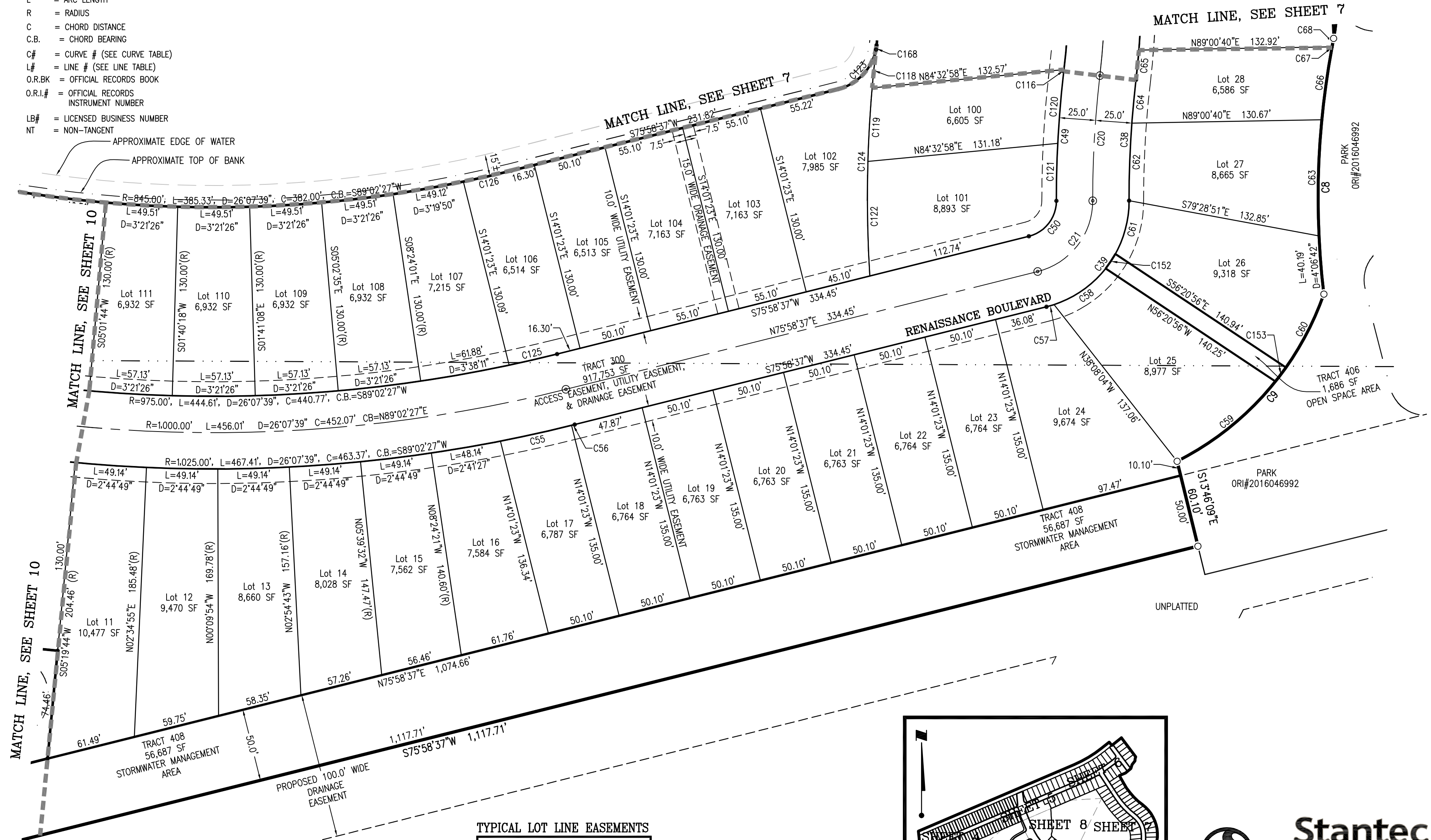
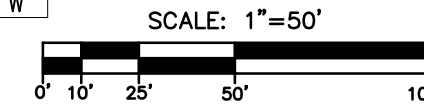
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APPROXIMATE EDGE OF WATER
APPROXIMATE TOP OF BANK

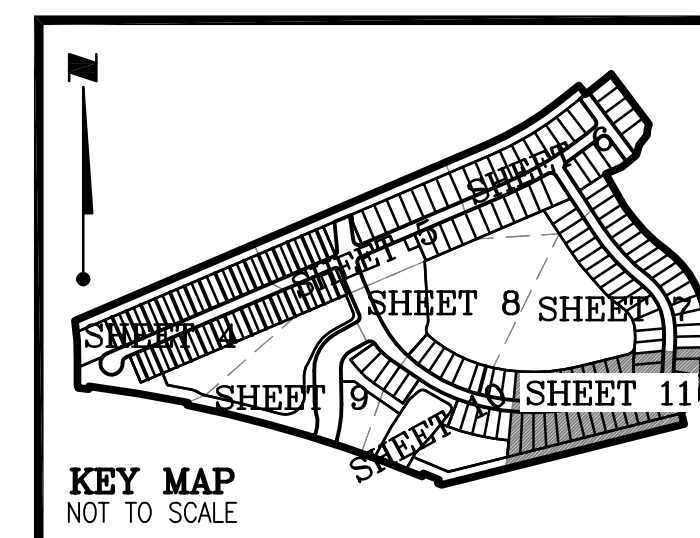
CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C8	560.01'	170.28'	17°25'20"	169.63'	S01°53'27"W
C9	205.00'	156.79'	43°49'22"	153.00'	S41°15'53"W
C20	715.00'	86.29'	06°54'53"	86.24'	S03°16'25"W
C21	50.00'	66.46'	76°09'38"	61.68'	N37°53'48"E
C38	690.00'	83.27'	06°54'53"	83.22'	S03°16'25"W
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 TABLE					
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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