



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

The Preserve at West Villages Final Plat Phase 1 (PLF-16-216)

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

Thru: Scott Williams, Neighborhood Development Services Director
Michele Norton, AICP, Planning Manager *MN*

From: Jim McAllister, Project Planner *JM*

Date: February 21, 2017

I. GENERAL INFORMATION

Project: Petition No. PLF-16-216, The Preserve at West Villages Phase 1

Request: Approval of The Preserve at West Villages Phase 1 Final Plat

Applicant: Ronald Nourse, AM Engineering (**Exhibit A1, Affidavit**)

Owner(s): Thomas Ranch Land Partners Village 1A, LLP and West Villages Parkway Associates West, LLP (**Exhibit A2, Warranty Deed/Title Opinion**)

Location: North of Tamiami Trail, west of River Road, and west of West Villages Parkway of the West Villages in Sections 21, 28 and 29, Township 39S, Range 20E

Property Size: ± 71.559 acres

II. BACKGROUND

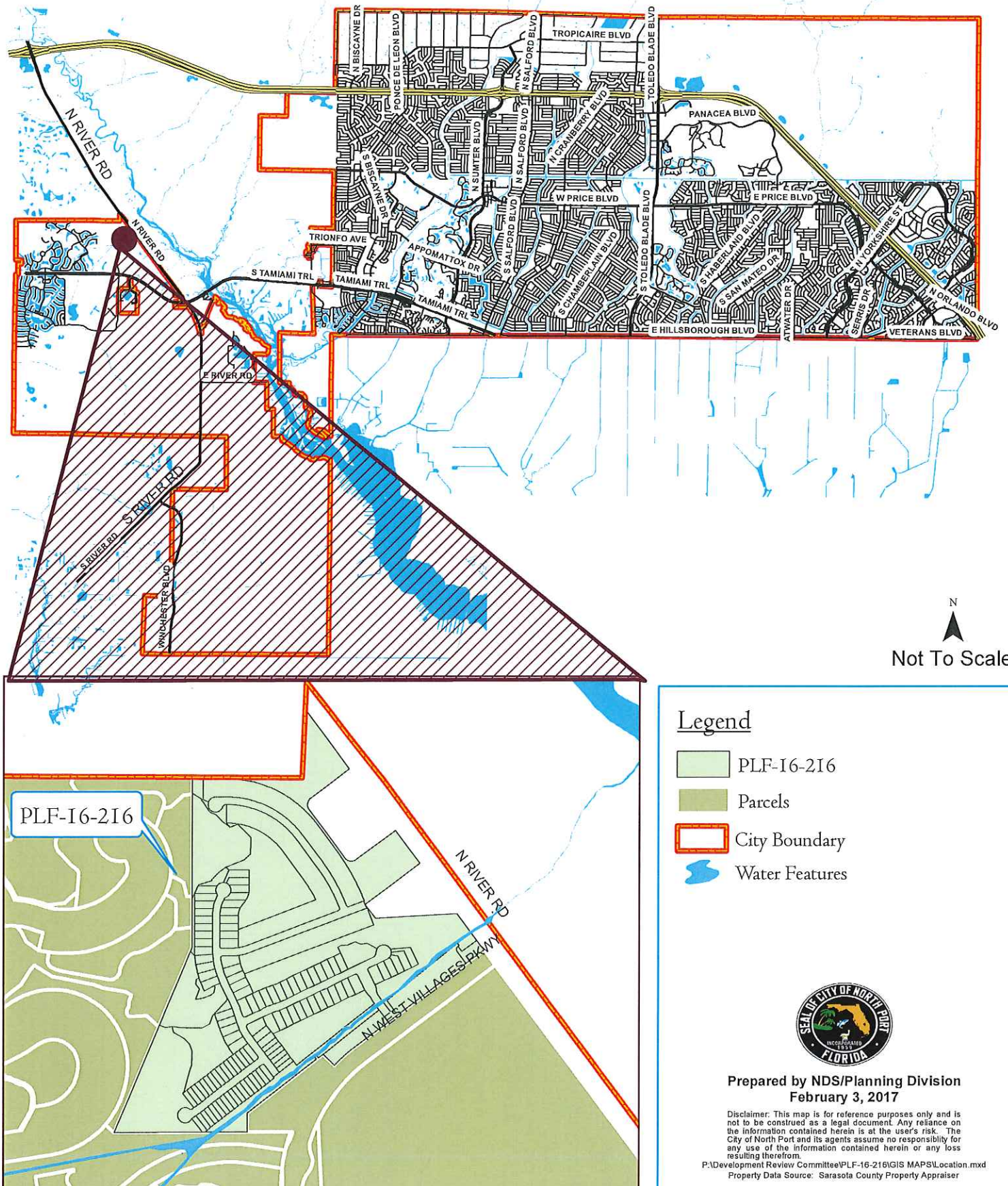
Ron Nourse of AM Engineering, Inc. on behalf of Thomas Ranch Land Partners Village 1A, LLP and West Villages Parkway Associates West, LLP., seeks approval of a Final Plat for The Preserve at West Villages (Phase 1) (**Exhibit B Plat**).

MAP GALLERY

LOCATION MAP

City of North Port



PLF-I6-2I6 Preserve at West Villages Phase I



AERIAL
PLF-I6-2I6 Preserve at West Villages Phase I



Legend

-  PLF-I6-2I6
-  City Boundary

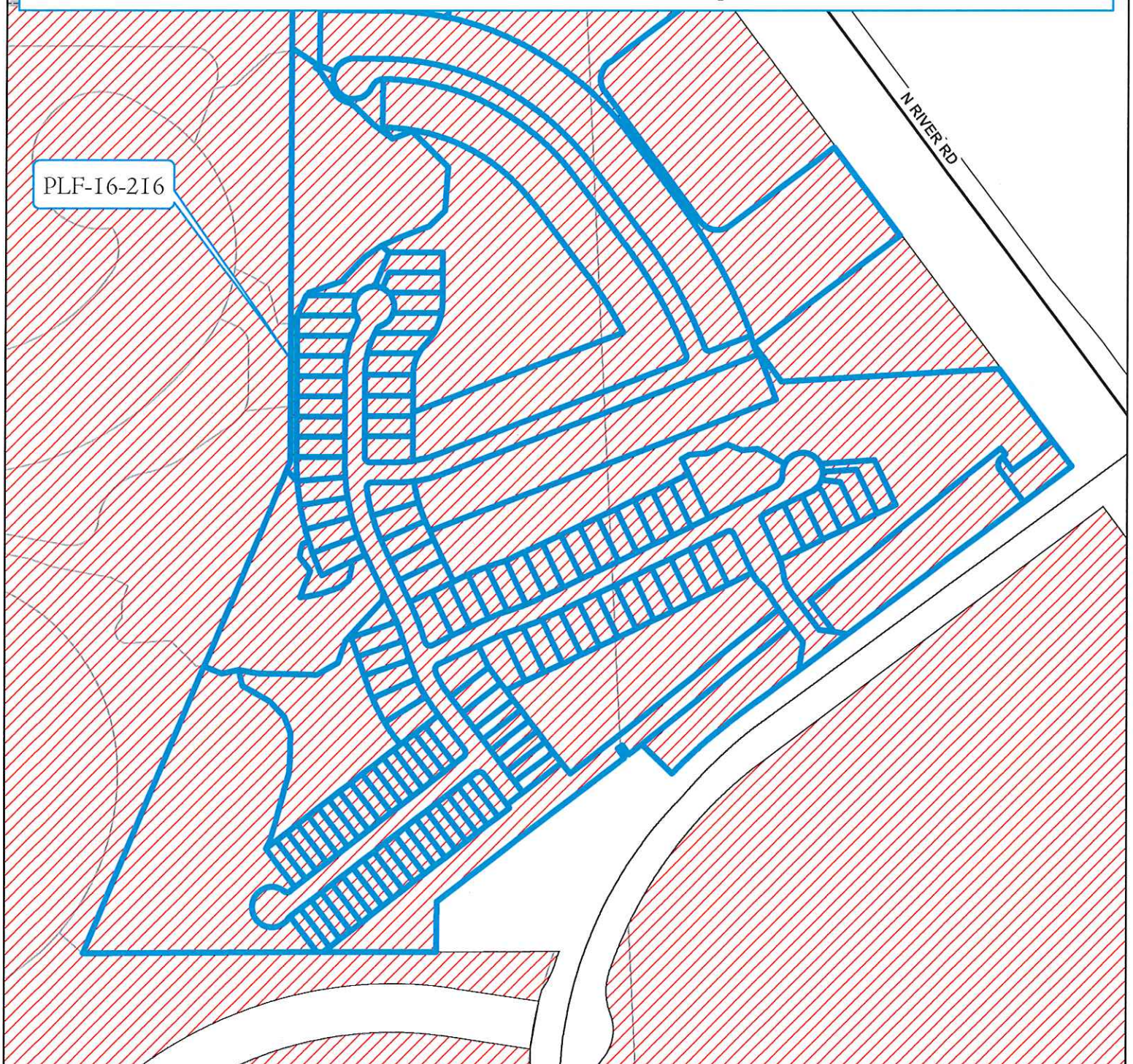


Prepared by NDS/Planning Division
February 3, 2017

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

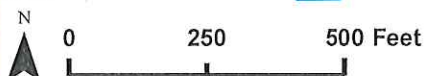
P:\Development Review Committee\PLF-16-216\GIS Maps\Aerial.mxd
Aerial Source: Sarasota County 2016 Aerial

FUTURE LAND USE 'Village' PLF-I6-216 Preserve at West Villages Phase I



Legend

	AGRICULTURAL, ESTATES		UTILITY INDUSTRIAL CORRIDOR
	LOW DENSITY RESIDENTIAL		CONSERVATION (TDR SENDING ZONE)
	MEDIUM DENSITY RESIDENTIAL		RECREATION/OPEN SPACE (TDR SENDING ZONE)
	HIGH DENSITY RESIDENTIAL		PUBLIC
	PROFESSIONAL OFFICE		ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
	COMMERCIAL		VILLAGE
	INDUSTRIAL		PLF-I6-216



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



Prepared by NDS/Planning Division
February 3, 2017

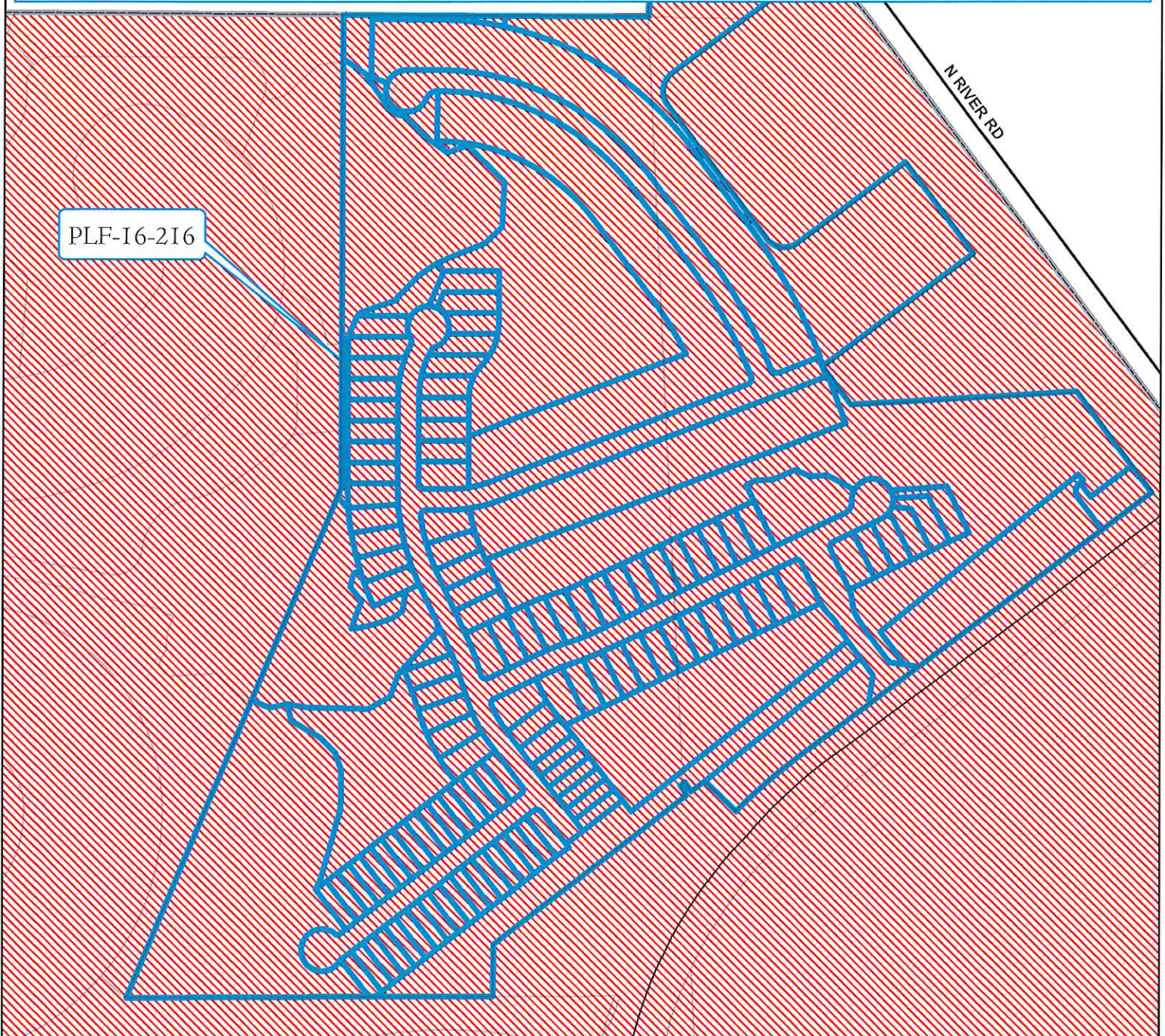
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting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

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Property Data Source: Sarasota County Property Appraiser
























CURRENT ZONING

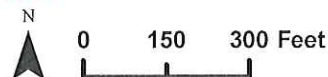
'Village (V)'

PLF-16-216 Preserve at West Villages Phase I



Legend

Zoning Classifications					
	AC-7 - Activity Center 7		AG - Agriculture		PCD - Planned Community Development
	CLR - Commercial Redevelopment Low Impact		CD - Conservation District		RSF-2 - Residential Single Family 2
	V - Village		ROS - Recreation/Open Space		RSF-3 - Residential Single Family 3
	CGS - Commercial General S		GU - Government Use		RMF - Residential Multi-Family
	NC-HI - Neighborhood Commercial-High Intensity		ILW - Industrial/Light Warehouse		RMH - Residential Manufactured Housing
	NC-LI - Neighborhood Commercial-Low Intensity		CG - Commercial General		RTF - Residential Two Family
	ComRec - Commercial/Recreation		OPI - Office/Professional/Institutional		NZD - No Zoning Designation
			UIC - Utility Industrial Corridor		PLF-16-216



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



Prepared by NDS/Planning Division
February 3, 2017

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Property Data Source: Sarasota County Property Appraiser

III. STAFF RECOMMENDATION

Staff recommends that the City Commission **APPROVE** Petition No. PLF-16-216, The Preserve at West Villages Final Plat of (Phase 1).

ALTERNATIVES

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

IV. 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	Sarasota Planned Residential Development (Settlement Area)	Village	Village
South	Village (The Renaissance)	Village	Village
West	Continued Grand Paradiso (Various Neighborhoods)	Village	Village
East	River Road/Open Use Estate Residential	N/A	Open Use Estate

Services and Facilities

Potable Water or Well:

The on-site potable water service will be constructed by West Villages Improvement District and will be turned over to the City of North Port for ownership, operation and maintenance.

Sanitary Sewer or Septic: The on-site sanitary sewer service will be constructed by West Villages Improvement District and will be turned over to the City of North Port for ownership, operation and maintenance.

Transportation: U.S. 41, West Villages Parkway

Environmental

Conservation: An Environmental Report was prepared by Environmental Consulting and Technology (ECT) in August of 2015. The Myakka River lies approximately one mile east of the project site and is designated as a Wild and Scenic River pursuant to Chapter 64D-15, F.A.C., but the site occurs well outside of the Myakka River Protection Zone. The subject site is not located in any recognized City of North Port Conservation Restricted Overlay Zones. The property is undeveloped and characterized by native vegetation communities that were previously managed as part of an agricultural operation; however, the land has not been managed in several years and has become highly overgrown as a result of fire suppression. Anthropomorphic effects from the historic agricultural activities include ditching which have altered the hydrology of onsite wetlands. ECT has evaluated the subject property for wetlands and surface waters, natural vegetative communities, and state or federally listed species. Based on the results of the aforementioned study, the Southwest Florida Water Management District (SWFWMD) issued its approval on July 27, 2015 through ERP#711092-43042148.000. There are two existing wetlands on the site and there will be no wetland impacts according to the report, SWFWMD and the Army Corps of Engineers.

Flood Zone: The site is outside the 0.2% annual chance floodplain or Zone "X".

Wildlife: Not within a Conservation Restricted Zone; see paragraph under "Conservation" for more information on wildlife.

V. STAFF ANALYSIS

The Preserve Phase I consists of the entire plan (90 attached and 120 detached homes on a total of 200 lots) as noted in **EXHIBIT B**. Please note that only 110 lots will be platted at this time while the remainder of the property will be platted as separate tracts. Those tracts will be utilized as future lots, stormwater ponds, streets, open space, etc. This is not uncommon in large residential subdivisions. The reason being is that the developer may not be sure of the housing type they will place on those tracts or the timing in which those tracts will be constructed.

Because of the shape of this parcel, staff and the developer agreed that it would be impossible to get two access points into the development. The only true access point into this subdivision is through West Villages Parkway. Access is even more problematic since a small waterway bisects the property. So to mitigate the requirement for two access points, the developer proposed to create an emergency access entrance off of River Road that would connect Lovegrass Street (Tract 300) to River Road. The Fire Marshall approved this second means of ingress and a permit was issued by Sarasota County for the developer to construct this access since it crosses Sarasota County right-of-way.

The street names within the development have been approved by the City and Sarasota County 911. Also, an Amenity Center will be constructed on Tract 200 in the near future.

Subdivision (SCP-15-059) and Infrastructure (INF-15-103) plans for the entire property were approved by City Staff on September 29, 2016 and the City is in receipt of the corresponding Surety Bond for this project in the amount of \$3,576,280.68.

VI. REVIEW PROCESS

City of North Port staff has reviewed the Final Plat (**Exhibit "B"**) in addition to the City Surveyor. No major issues were found. The City Surveyor found the Plat to be in compliance with Chapter 177 F.S. The Planning and Zoning Advisory Board heard this petition on February 16, 2017 and recommend approval to the City Commission by a 6-1 vote. Much of the discussion at the Planning and Zoning Advisory Board centered around the lack of two main access points into the subdivision. The lone dissenting vote was in fact cast due to the lack of a second access. However, the main entrance was approved by the Fire Marshall during the SDR review of the Infrastructure Plans so long as there was a secondary emergency entrance into the subdivision. Issues related to access and traffic were addressed during the VDPP stage and during the subdivision and infrastructure stage by SDR. This petition is merely a plat and as such, ideally only platting issues should be addressed.

VII. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

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

**City Commission
Public Hearing**

March 7, 2017
1:00 PM or as soon
thereafter

EXHIBIT A1

AFFIDAVIT

I (the undersigned), MARTY BLACK 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 15th day of NOVEMBER, 2016


Signature of Applicant or Authorized Agent


MARTY BLACK, V.P.
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

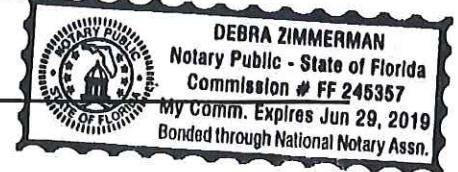
The foregoing instrument was acknowledged by me this 15th day of November, 2016, by Martin Black who is personally known to me or has produced

_____ as identification, and who

did/did not take an oath.


Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), MARTY BLACK, property owner(s),

hereby authorize RON NOURSE (AN ENGINEER) to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) PRESERVE AT

WEST VILLAGES (N. RIVER RD. & WEST VILLAGES PKWY.)


Signature of Owner

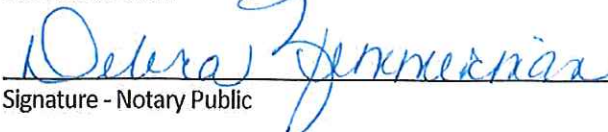
11/15/16
Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 15th day of November, 2016, by Martin Black who is personally known to me or has produced

_____ as identification, and who did

not take an oath.


Signature - Notary Public

(Place Notary Seal Below)

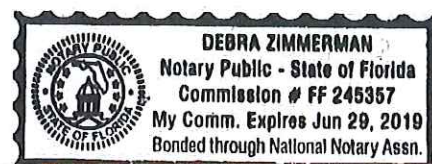


EXHIBIT A2

PURCHASE PRICE \$275.00
ADDITIONAL CONSIDERATION \$ 124,219.24
DOC TAX \$ 872.20
RECORD \$ 35.50

PARCEL ID NO.: 0777001000 & 0777971000

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 # 2015010227 4 PG(S)
January 29, 2015 11:00:22 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$870.10



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 WEST 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.

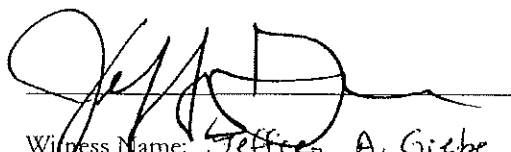
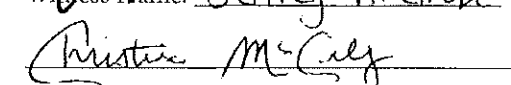
WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in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

SEE ATTACHED EXHIBIT A

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

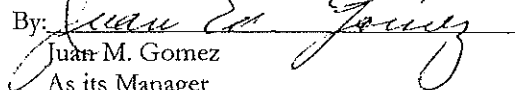
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their 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.


Witness Name: Jeffrey A. Giebe

Witness Name: Christina McCurdy


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
As its Manager

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 company. 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.


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
(Page 1 of 2)**

PARCEL A-1

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 2641.36 feet to the East Quarter Corner of Section 29; thence N 02°48'09" W, along the East line of the Northeast Quarter of said Section 29, a distance of 776.09 feet to the POINT OF BEGINNING; thence continue along the East line of the Northeast Quarter of said Section 29; N 02°48'09" W, a distance of 18.73 feet; thence N 35°48'01" W, a distance of 12.59 feet; thence N 54°11'59" E, a distance of 8.18 feet; thence N 02°48'09" W, a distance of 1832.09 feet, to the Northeast Corner of said Section 29; thence N 89°37'21" W, along the North line of said Section 29, a distance of 731.24 feet, to the Northeast Corner of lands described in Official Records Instrument No. 2004216591 of the Public Records of Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument No. 2004216591, the following three (3) courses: (1) S 00°00'00" E, a distance of 1128.57 feet; (2) thence S 22°49'39" W, a distance of 1319.92 feet; (3) thence N 89°48'27" E, a distance of 878.58 feet; to a point on the Boundary Line of West Villages Parkway, described in Official Records Instrument No. 2008031552 of the Public Records of Sarasota County, Florida; thence along said Boundary Line of Said West Villages Parkway the following two (2) courses: (1) thence N 00°28'49" E, a distance of 124.04 feet; (2) thence N 52°27'01" E, a distance of 573.79 feet, to the POINT OF BEGINNING.

Containing 2,014,288 Square Feet 46.2417 Acres more or less.

Exhibit A
(Page 2 of 2)

PARCEL A-4

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 2641.36 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 311.02 feet; thence S 87°11'51" W, perpendicular to said East line of the Northeast Quarter of said Section 29, a distance of 168.47 feet to the POINT OF BEGINNING; to a point on the West Right of Way line of the West Villages Parkway, as described in the Official Records Instrument No. 2008031552, of the Public Records of Sarasota County, Florida; thence N 90°00'00" W, along said West line of West Villages Parkway, as described in Official Records Instrument No. 2008031552, a distance of 17.35 feet, to a point on the Boundary Line of Lands described in the Official Records Instrument No. 2004216591, of the Public Records of Sarasota County, Florida, same being a point on a non-tangent curve to the left, having: a radius of 1079.00 feet, a central angle of 05°18'13", a chord bearing of S 17°34'07" W, and a chord length of 99.84 feet; thence along said Boundary Line of lands described in Official Instrument No. 2008031552, along the arc of said curve, an arc length of 99.88 feet, to said West Right of Way Line of West Villages Parkway as described in Official Instrument No. 2008031552, same being a point on a compound curve to the left, having: a radius of 176.00 feet, a central angle of 24°18'17", a chord bearing of N 29°58'38" E, and a chord length of 74.10 feet; thence along said West Right of Way Line of West Villages Parkway the following two (2) courses: (1) along the arc of said curve, an arc length of 74.66 feet, to a point on a reverse curve, to the right having: a radius of 1210.00 feet, a central angle of 01°32'57", a chord bearing of N 18°38'38" E, and a chord length of 32.71 feet; (2) thence along the arc of said curve, an arc length of 32.71 feet, to the POINT OF BEGINNING.

Containing 1,333 Square Feet 0.0306 Acres more or less.

EXHIBIT A2 cont.

Purchase Price: \$3,355,000
Additional Consideration: \$328,000
Doc Tax: \$25,781
Record: \$ 52,50

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

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]

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. Leberman
Print
Name: Lesli L. Leberman

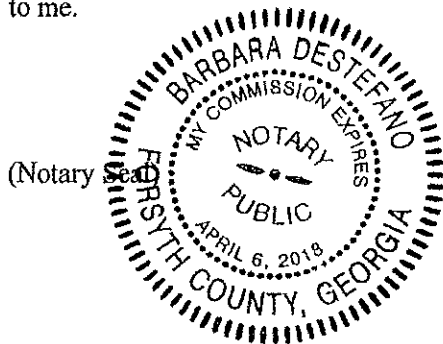
By: *[Signature]* (SEAL)
Name: Stanley E. Thomas
Title: Manager

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 B PLAT

PRESERVE AT WEST VILLAGES, PHASE 1

A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 12 SHEETS

LEGAL DESCRIPTION

A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, THENCE S81°13'13"E, LEAVING SAID NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, ALONG THE WEST LINE OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, A DISTANCE OF 445.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 777, AS PER DEED TO SARASOTA COUNTY FOR OFFICIAL RECORDS INSTRUMENT NO. 2006000371 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 777, THE FOLLOWING ELEVATION (1) COURSES: (1) THENCE S31°41'13"E, A DISTANCE OF 481.12 FEET; (2) THENCE S51°17'17"W, A DISTANCE OF 333.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 87°57'49", A CHORD BEARING OF S0°12'14"W, AND A CHORD LENGTH OF 74.93 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.23 FEET; (4) THENCE S31°41'13"E, A DISTANCE OF 400.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 80°01'17", A CHORD BEARING OF S81°14'09"E, AND A CHORD LENGTH OF 74.93 FEET; (5) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.23 FEET; (6) THENCE N31°12'14"E, A DISTANCE OF 323.00 FEET; (7) THENCE S34°41'12"E, A DISTANCE OF 724.44 FEET; (8) THENCE S31°17'14"W, A DISTANCE OF 420.58 FEET; (9) THENCE S34°41'13"E, A DISTANCE OF 114.31 FEET; (10) THENCE N44°41'00"E, A DISTANCE OF 540.13 FEET; (11) THENCE S34°41'13"E, A DISTANCE OF 301.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST VILLAGES PARKWAY AS DESCRIBED IN OFFICIAL INSTRUMENT NO. 2006001351 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST VILLAGES PARKWAY, THE FOLLOWING (1) COURSES: (1) THENCE S31°16'42"W, A DISTANCE OF 1057.47 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1181.00 FEET, A CENTRAL ANGLE OF 0°00'34", A CHORD BEARING OF S48°02'28"W, AND A CHORD LENGTH OF 191.47 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 191.47 FEET; (3) THENCE N46°22'19"W, A DISTANCE OF 124.40 FEET; (4) THENCE S32°27'01"W, A DISTANCE OF 40.18 FEET; (5) THENCE N34°40'51"W, A DISTANCE OF 27.58 FEET; (6) THENCE S34°11'59"W, A DISTANCE OF 14.00 FEET; (7) THENCE S35°40'11"E, A DISTANCE OF 27.59 FEET; (8) THENCE S32°27'01"W, A DISTANCE OF 34.00 FEET; (9) THENCE S02°18'49"W, A DISTANCE OF 124.40 FEET TO A POINT ON THE BOUNDARY LINE OF GRAN MANASSA INFRASTRUCTURE PER PLAT BOOK 47, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ALONG SAID BOUNDARY LINE OF GRAN MANASSA INFRASTRUCTURE, THE FOLLOWING THREE (3) COURSES: (1) THENCE S47°48'27"W, A DISTANCE OF 878.59 FEET; (2) THENCE N42°49'37"E, A DISTANCE OF 1318.82 FEET; (3) THENCE N00°07'00"W, A DISTANCE OF 1128.87 FEET TO THE NORTH LINE OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, THENCE S49°37'21"E, ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 731.21 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,117,101 SQUARE FEET, OR 71,859 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

I, KAREN E. REUBING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2016.

KAREN E. REUBING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDABY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COMMISSION OF NORTH PORT, A MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS _____ DAY OF _____, A.D., 2016.

APPROVED: _____

CITY ENGINEER P.E. NO. _____

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS _____ DAY OF _____, A.D., 2016.

CITY ATTORNEY, CITY OF NORTH PORT

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

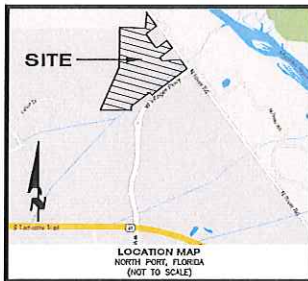
IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATINGS, OF THE FLORIDA STATUTES, THIS LIMITED CERTIFICATION AS TO FORM, CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS PLAT.

BY: _____ DATE: _____ 2016
ALAN K. FISH
PROFESSIONAL SURVEYOR & MAPPER NO. 3341CERTIFICATE OF APPROVAL OF CITY OF NORTH PORT
PLANNING AND ZONING ADVISORY BOARD
STATE OF FLORIDA
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD, THIS _____ DAY OF _____, A.D., 2016.

APPROVED: _____

CHUR



SHEET INDEX

- 1 COVER SHEET
- 2 EASEMENT DESCRIPTIONS
- 3 KEY SHEET
- 4-12 DETAIL SHEETS

NOTICE

- THE DECLARATION OF RESTRICTIONS FOR PRESERVE 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.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LAWS DISCLOSED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY MANNER 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.
- TRACT 202 IS AN AMENITY AREA UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY PRESERVE AT WEST VILLAGES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
- TRACT 302 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 408 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 500 THROUGH 508 ARE STORMWATER MANAGEMENT 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 600 AND 601 ARE PRESERVATION AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE DISTRICT, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
- THE AREAS DEPICTED ON THIS PLAT AS TRACTS 200, 701, 702, & 703 ARE FUTURE DEVELOPMENT AREAS AND MAY BE RE-PLATTED IN ACCORDANCE WITH THE DECLARATION.
- THE OVERALL PLATTED PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY:
 - A) A SLOPE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006003511.
 - B) A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006003511.
 - C) A LANDSCAPE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006003511.

SURVEYOR'S NOTES

- REMARKS SHOWN HEREIN REFER TO AN ASSIGNED MERIDIAN, THE NORTH LINE OF SECTION 28-38-39 BEING N48°57'21"W.
- ELEVATIONS REFER TO NATIONAL GEODESIC VERTICAL DATUM (NGVD83) OF 1929. BENCH MARK USED WAS SARASOTA COUNTY BENCH MARK #103, PUBLISHED ELEVATION=52.41.
- THIS PLAT WAS PREPARED BASED ON A BOUNDARY SURVEY BY ERITT SURVEYING, INC. JOB NUMBER 15-09-42 DATED 10/16/2015 AND FURNISHED TO JIM ENGINEERING, INC.

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART 1, FLORIDA STATUTES, ON THIS _____ DAY OF _____, A.D., 2016.

APPROVED: _____

MAYOR, NORTH PORT CITY COMMISSION CITY CLERK, ATTST

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

THOMAS RANCH LAND PARTNERS VILLAGE 1, LLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND WEST VILLAGES PARKWAY WEST ASSOCIATES, LLP, 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 BROWNS IMPROVEMENT DISTRICT (THE "DISTRICT"), DO FURTHER HEREBY DEDICATE AND SET APART THE LANE MAINTENANCE, ACCESS, AND DRAINAGE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE WEST VILLAGES IMPROVEMENT DISTRICT (THE "DISTRICT"), DO FURTHER HEREBY DEDICATE AND SET APART THE LANDSCAPE BUFFER SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE DISTRICT AND PRESERVE AT WEST VILLAGES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), DO FURTHER HEREBY DEDICATE AND SET APART THE ACCESS EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE DISTRICT, THE ASSOCIATION, AND ALL OWNERS OF THE PROPERTY IN PRESERVE AT WEST VILLAGES, A SUBDIVISION, AND THEIR SUCCESSORS, LICENSEES, INVESTEES, SUCCESSIONS, 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 THE LEFT STATION EASEMENT, EMERGENCY ACCESS EASEMENTS, AND UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE CITY OF NORTH PORT FOREVER.

IN WITNESS WHEREOF, THE COMPANIES HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS _____ DAY OF _____, 2016.

WITNESSES:

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

STATE OF FLORIDA
COUNTY OF SARASOTA

THOMAS RANCH LAND PARTNERS VILLAGE 1, LLP
BY: THOMAS RANCH VILLAGES OF, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AS GENERAL PARTNER
BY: THOMAS RANCH MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AS MANAGER
BY: LESLIE CANDELL, AS ITS VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

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 SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LESLIE CANDELL, 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 VILLAGES OF, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MANAGER OF THOMAS RANCH VILLAGES OF, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF WEST VILLAGES PARKWAY WEST ASSOCIATES, LLP, 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 _____, 2016.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 000004, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A J. ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED _____ 2016 AND THE PLAT BEING MAINTAINED (P.M.) PERMANENT CONTROL POINTS (PCP'S), AND THE LOT CORNERS WILL BE NOTED WHEN 1 YEAR FROM DATE OF RECORDING AND WILL BE CORRECTED BY SURVEYORS ATTENT.

A J. ENGINEERING, INC.

BY: _____
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 0006076DRAWING FILE: 150101000
COVER SHEET-PLATTED DATE 11/17/2016

PRESERVE AT WEST VILLAGES, PHASE 1
A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 12 SHEETS

EASEMENT
DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO THOMAS RAYON LAND PARTNERS VILLAGE I, LLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND WEST VILLAGES PARKWAY WEST ASSOCIATION, LLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP (COLLECTIVELY THE "OWNERS"), 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, THAT THE OUTSIDE BOUNDARIES OF THE BUILDING SHALL COVER SAID EASEMENTS.

UTILITY EASEMENTS

THE COMPANIES DO HEREBY GRANT NONEXCLUSIVE EASEMENTS TO THE CITY OF NORTH PORT, FLORIDA POWER AND LIGHT COMPANY, SUCCESSOR CHILDREN OF WEST FLORIDA, INC. AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WIRELESS, 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 OF OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANIES, PRESERVE AT WEST VILLAGES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), OR WEST VILLAGES IMPROVEMENT DISTRICT (THE "DISTRICT"), WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES THAT OF THE BUILDING ARE SHALL COVER SAID EASEMENTS.

ACCESS EASEMENT

THE COMPANIES DO HEREBY GRANT NONEXCLUSIVE EASEMENT FOR ROADS AND EGRESS TO THE DISTRICT, THE ASSOCIATION, ALL OWNERS OF THE PROPERTY IN PRESERVE AT WEST VILLAGES, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, TENANTS, SUCCESSIONS, 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 SEWERMATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

EMERGENCY ACCESS EASEMENT

THE COMPANIES DO HEREBY GRANT A NONEXCLUSIVE EMERGENCY ACCESS EASEMENT TO THE CITY OF NORTH PORT FOR BUSINESS AND EGRESS OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS 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".

LAKE MAINTENANCE, ACCESS, AND DRAINAGE EASEMENTS

THE COMPANIES DO HEREBY GRANT A NONEXCLUSIVE MAINTENANCE, ACCESS, AND DRAINAGE EASEMENT TO THE DISTRICT OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE, ACCESS, AND DRAINAGE EASEMENT".

DRAFT PLAT



PLAT BOOK _____, PAGE _____
SHEET 3 OF 12 SHEETS

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	53.00	89°58'48"	83.25	74.96	S89°13'40"W
C2	53.00	92°00'11"	83.25	74.95	S81°46'09"E
C3	1210.00	02°04'34"	181.87	181.47	S48°36'28"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L11	N45.22°15'W	101.80'
L12	S57.27°01'W	40.15'
L13	N35.48°01'W	27.56'
L18	S56.11°58'W	14.00'
L20	S35.48°01'E	27.89'



ENGINEERING, INC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**
8340 CONSUMER COURT

KEY SHEET 3-PLANTED DATE 11/17/2016

DRAFT PLAT

PLAT BOOK _____, PAGE _____
SHEET 4 OF 12 SHEETS
DETAIL SHEET

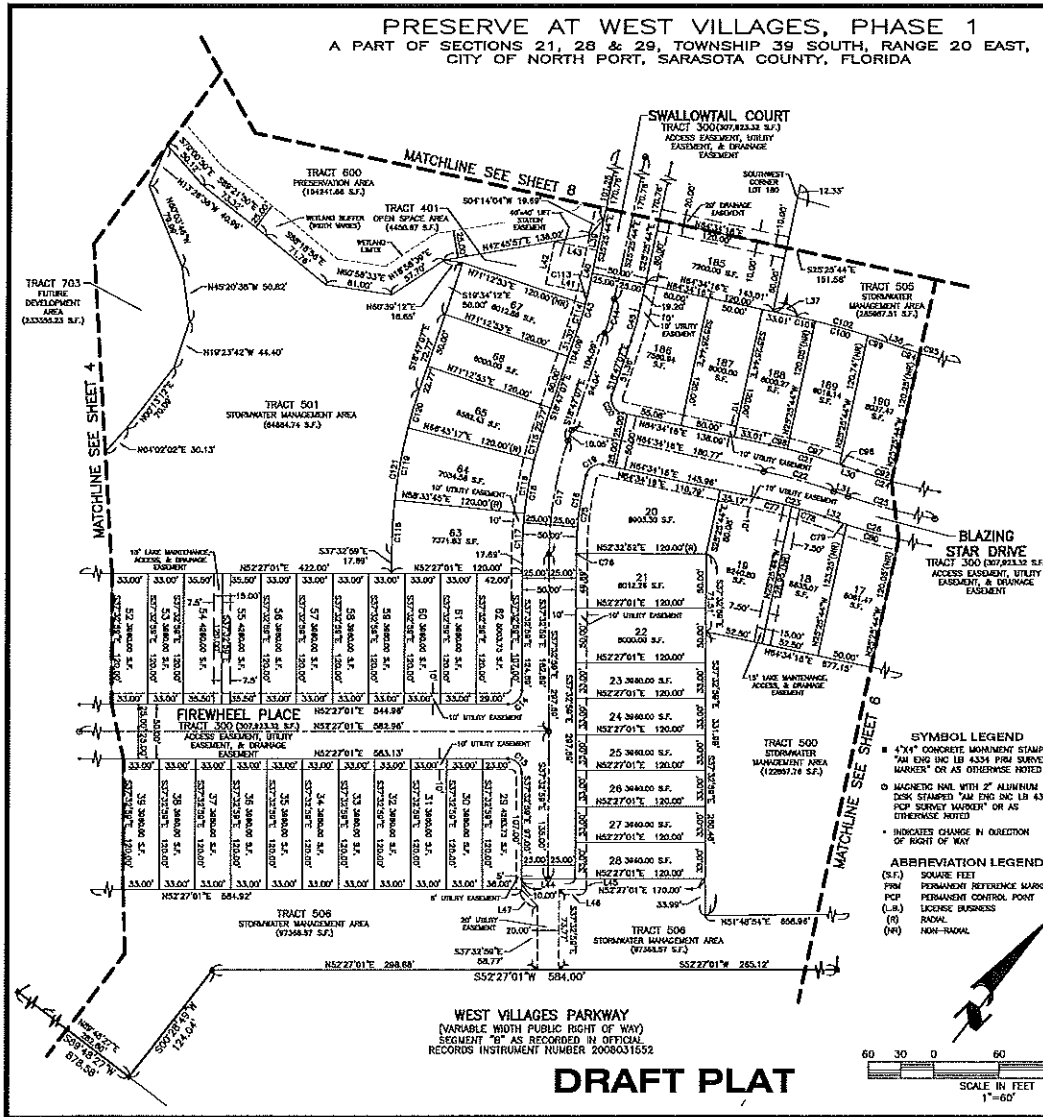


**A
M
ENGINEERING, INC.**
**CONSULTING ENGINEERS
* SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
KANSAS CITY, MISSOURI 64114
PHONE (816) 377-9176
FAX 378-3788

PRESERVE AT WEST VILLAGES, PHASE 1
A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 12 SHEETS

DETAIL SHEET



CURVE TABLE					
MARKER	CHORD	CHORD BEARING	CHORD ANGLE	CHORD	CHORD BEARING
C14	13.00	87°07'00"	30.42	18.36	N67°27'01"E
C15	13.00	87°07'00"	30.42	18.36	N67°27'01"E
C16	300.00	1°02'00"	73.44	73.50	S30°31'58"W
C17	325.00	1°02'00"	108.44	108.44	S28°10'03"E
C18	350.00	1°02'00"	144.44	144.44	S28°10'03"E
C19	13.00	87°07'00"	18.36	18.36	S28°31'42"W
C20	13.00	87°07'00"	30.42	18.36	S27°06'23"E
C21	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C22	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C23	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C24	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C25	475.00	0°20'00"	65.90	65.94	N38°14'34"E
C26	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C27	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C28	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C29	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C30	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C31	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C32	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C33	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C34	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C35	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C36	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C37	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C38	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C39	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C40	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C41	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C42	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C43	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C44	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C45	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C46	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C47	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C48	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C49	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C50	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C51	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C52	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C53	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C54	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C55	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C56	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C57	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C58	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C59	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C60	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C61	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C62	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C63	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C64	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C65	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C66	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C67	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C68	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C69	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C70	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C71	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C72	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C73	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C74	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C75	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C76	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C77	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C78	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C79	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C80	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C81	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C82	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C83	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C84	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C85	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C86	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C87	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C88	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C89	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C90	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C91	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C92	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C93	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C94	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C95	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C96	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C97	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C98	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C99	500.00	0°20'00"	70.52	70.57	S68°14'56"W
C100	500.00	0°20'00"	70.52	70.57	S68°14'56"W

SYMBOL LEGEND
 * 4"x4" CONCRETE MONUMENT STAMPED
 "AM ENG INC LB 4334 PER SURVEY
 WALKER" OR AS OTHERWISE NOTED
 * MAGNETIC NAIL WITH 2" ALUMINUM
 DISK STAMPED "AM ENG INC LB 4334
 PER SURVEY WALKER" OR AS
 OTHERWISE NOTED
 * INDICATES CHANGE IN DIRECTION
 OF RIGHT OF WAY
ABBREVIATION LEGEND
 (S.F.) SOURCE FEET
 (P.M.) PERMANENT REFERENCE MARKER
 (P.C.P.) PERMANENT CONTROL POINT
 (L.B.) LICENSED BUSINESS
 (B.) BOUNDARY
 (N.B.) NON-BOUNDARY

LINE TABLE		LINE TABLE	
MARKER	CHORD	CHORD BEARING	CHORD ANGLE
L30	107°00'00"	14.01	14.01
L31	107°00'00"	14.01	14.01
L32	107°00'00"	14.01	14.01
L33	107°00'00"	14.01	14.01
L34	107°00'00"	14.01	14.01
L35	107°00'00"	14.01	14.01
L36	107°00'00"	14.01	14.01
L37	107°00'00"	14.01	14.01
L38	107°00'00"	14.01	14.01
L39	107°00'00"	14.01	14.01
L40	107°00'00"	14.01	14.01

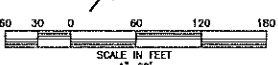


A M ENGINEERING, INC.

CONSULTING ENGINEERS
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 SARASOTA, FLORIDA, 34238
 PHONE (941) 557-9174
 FAX (941) 557-3768

DATE: 11/11/2015

DRAFT PLAT



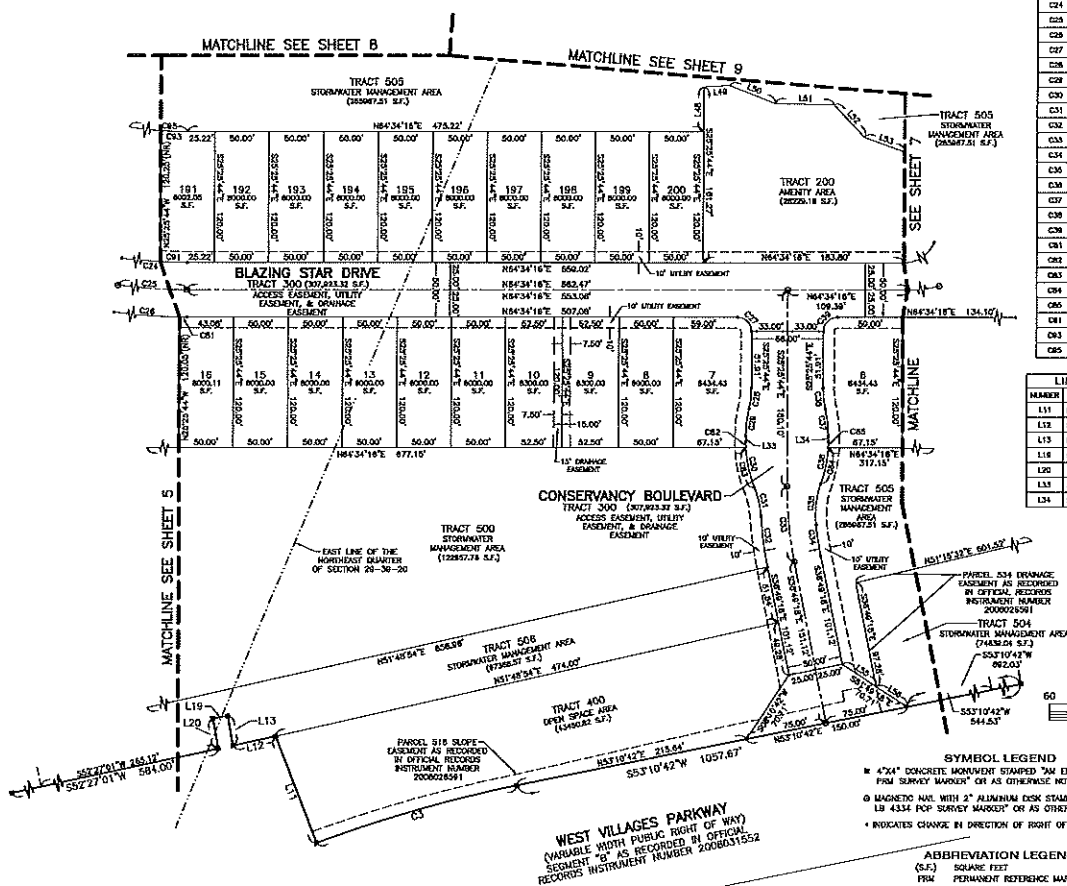
WEST VILLAGES PARKWAY
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)
 SEGMENT "B" AS RECORDED IN OFFICIAL
 RECORDS INSTRUMENT NUMBER 2008031552

PLAT BOOK _____, PAGE _____
SHEET 6 OF 12 SHEETS

CURVE TABLE		ANGLE			
NUMBER	WOLFS	DEGREE	ANO	DORSO	DORSO REMAINS
C3	1212.02	09°04'34"	19.67	17.17	548°35'21"
C4	450.03	57°20'47"	69.04	87.98	168°14'26"
C5	473.02	72°02'40"	80.85	80.68	168°14'26"
C6	520.07	80°00'00"	90.00	90.00	168°14'26"
C7	120.00	90°00'00"	90.00	13.26	168°14'26"
C8	46.00	125°00'14"	19.27	16.23	168°14'26"
C9	114.00	137°00'14"	23.54	25.48	519°00'34"
C10	114.00	131°42'38"	18.13	42.83	536°16'57"
C11	68.00	175°00'00"	24.62	24.33	106°20'00"
C12	373.00	171°12'15"	47.90	47.67	333°10'57"
C13	300.00	173°00'37"	66.49	66.44	333°10'57"
C14	325.00	09°00'45"	29.00	29.08	545°10'57"
C15	11.00	14°00'00"	1.92	1.92	545°10'57"
C16	114.00	19°00'15"	36.97	36.78	545°10'57"
C17	114.00	12°00'19"	23.54	25.48	631°00'34"
C18	50.00	12°00'19"	16.27	15.23	631°00'34"
C19	13.00	90°00'00"	20.48	15.30	519°34'18"
C20	500.00	03°07'34"	6.92	6.92	168°14'26"
C21	114.00	02°57'14"	5.56	6.98	529°34'21"
C22	114.00	19°45'12"	37.31	37.15	527°34'21"
C23	114.00	19°37'34"	33.08	32.94	519°00'34"
C24	114.00	02°57'14"	5.56	6.98	529°34'21"
C25	400.00	03°00'22"	24.78	24.78	168°14'26"
C26	330.00	04°16'00"	24.90	24.91	168°14'26"
C27	330.00	04°16'00"	43.31	42.88	168°14'26"

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L11	N44°22'18"W	104.85
L12	S52°27'01"W	40.18
L13	N33°48'01"W	27.06
L18	S04°11'04"W	14.00
L20	S30°48'01"E	27.99
L33	S25°25'44"E	4.78
L34	S23°25'44"E	4.78

NUMBER	DIRECTION	LENGTH
148	N157°25'44"W	41.27'
149	N00°40'53"E	23.43'
150	N08°08'44"E	45.84'
151	N05°30'63"E	63.94'
152	S09°01'50"E	46.70'
153	N89°01'49"E	36.01'
155	S01°49'18"E	37.18'
156	S01°49'18"E	33.55'



DRAFT PLAT

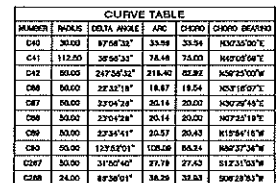


ENGINEERING, INC.
CONSULTING ENGINEERS

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DRAWING FILE TRUMP 4.2.mxd
 DATE: SHEET 8-25 DATE DATE 11/17/2018

PLAT BOOK _____, PAGE _____
SHEET 7 OF 12 SHEETS
DETAIL SHEET



LINE TABLE		
NUMBER	DIRECTION	LENGTH
154	S61°33'37"E	75.66'

SYMBOL LEGEND

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334
FROM SURVEY MARKER" OR AS OTHERWISE NOTED
- MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC
LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

ABBREVIATION L

- (S.F.) SQUARE FEET
 PRM PERMANENT REFERENCE MARKER
 PCP PERMANENT CONTROL POINT
 (L.B.) LICENSE BUSINESS
 (R) RADIAL
 (NR) NON-RADIAL



A
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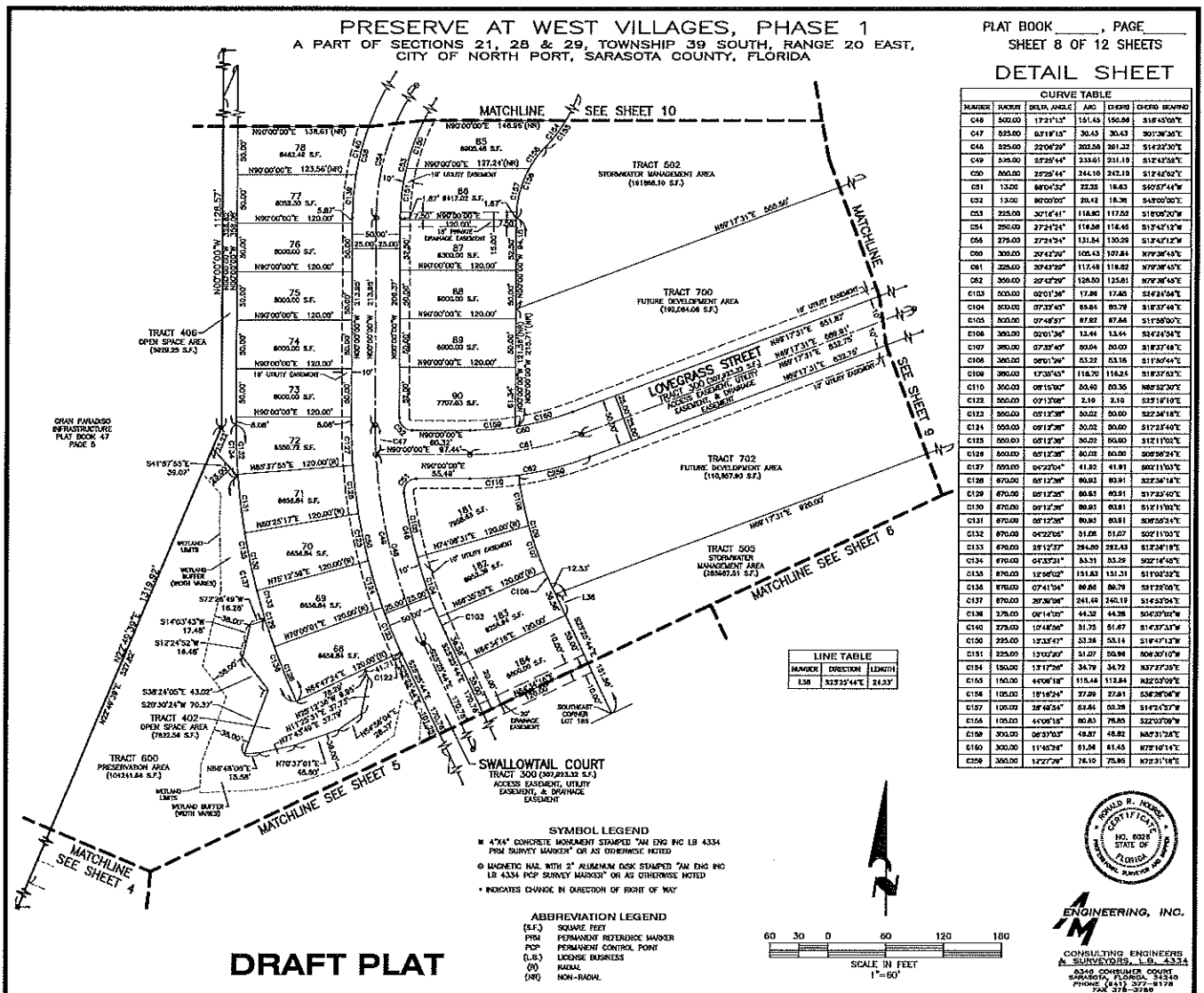
DATA 8-BIT 2-PLATED DATE 11/17/2018

DRAFT PLAT

PRESERVE AT WEST VILLAGES, PHASE 1
A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 8 OF 12 SHEETS

DETAIL SHEET



STATION	BEARING	LENGTH	AREA	PERIMETER	AREA	PERIMETER
1.00	N 89° 23' 44" E	21.53'	1.00	1.00	1.00	1.00
2.00	N 89° 23' 44" E	21.53'	2.00	2.00	2.00	2.00
3.00	N 89° 23' 44" E	21.53'	3.00	3.00	3.00	3.00
4.00	N 89° 23' 44" E	21.53'	4.00	4.00	4.00	4.00
5.00	N 89° 23' 44" E	21.53'	5.00	5.00	5.00	5.00
6.00	N 89° 23' 44" E	21.53'	6.00	6.00	6.00	6.00
7.00	N 89° 23' 44" E	21.53'	7.00	7.00	7.00	7.00
8.00	N 89° 23' 44" E	21.53'	8.00	8.00	8.00	8.00
9.00	N 89° 23' 44" E	21.53'	9.00	9.00	9.00	9.00
10.00	N 89° 23' 44" E	21.53'	10.00	10.00	10.00	10.00
11.00	N 89° 23' 44" E	21.53'	11.00	11.00	11.00	11.00
12.00	N 89° 23' 44" E	21.53'	12.00	12.00	12.00	12.00
13.00	N 89° 23' 44" E	21.53'	13.00	13.00	13.00	13.00
14.00	N 89° 23' 44" E	21.53'	14.00	14.00	14.00	14.00
15.00	N 89° 23' 44" E	21.53'	15.00	15.00	15.00	15.00
16.00	N 89° 23' 44" E	21.53'	16.00	16.00	16.00	16.00
17.00	N 89° 23' 44" E	21.53'	17.00	17.00	17.00	17.00
18.00	N 89° 23' 44" E	21.53'	18.00	18.00	18.00	18.00
19.00	N 89° 23' 44" E	21.53'	19.00	19.00	19.00	19.00
20.00	N 89° 23' 44" E	21.53'	20.00	20.00	20.00	20.00
21.00	N 89° 23' 44" E	21.53'	21.00	21.00	21.00	21.00
22.00	N 89° 23' 44" E	21.53'	22.00	22.00	22.00	22.00
23.00	N 89° 23' 44" E	21.53'	23.00	23.00	23.00	23.00
24.00	N 89° 23' 44" E	21.53'	24.00	24.00	24.00	24.00
25.00	N 89° 23' 44" E	21.53'	25.00	25.00	25.00	25.00
26.00	N 89° 23' 44" E	21.53'	26.00	26.00	26.00	26.00
27.00	N 89° 23' 44" E	21.53'	27.00	27.00	27.00	27.00
28.00	N 89° 23' 44" E	21.53'	28.00	28.00	28.00	28.00
29.00	N 89° 23' 44" E	21.53'	29.00	29.00	29.00	29.00
30.00	N 89° 23' 44" E	21.53'	30.00	30.00	30.00	30.00
31.00	N 89° 23' 44" E	21.53'	31.00	31.00	31.00	31.00
32.00	N 89° 23' 44" E	21.53'	32.00	32.00	32.00	32.00
33.00	N 89° 23' 44" E	21.53'	33.00	33.00	33.00	33.00
34.00	N 89° 23' 44" E	21.53'	34.00	34.00	34.00	34.00
35.00	N 89° 23' 44" E	21.53'	35.00	35.00	35.00	35.00
36.00	N 89° 23' 44" E	21.53'	36.00	36.00	36.00	36.00
37.00	N 89° 23' 44" E	21.53'	37.00	37.00	37.00	37.00
38.00	N 89° 23' 44" E	21.53'	38.00	38.00	38.00	38.00
39.00	N 89° 23' 44" E	21.53'	39.00	39.00	39.00	39.00
40.00	N 89° 23' 44" E	21.53'	40.00	40.00	40.00	40.00
41.00	N 89° 23' 44" E	21.53'	41.00	41.00	41.00	41.00
42.00	N 89° 23' 44" E	21.53'	42.00	42.00	42.00	42.00
43.00	N 89° 23' 44" E	21.53'	43.00	43.00	43.00	43.00
44.00	N 89° 23' 44" E	21.53'	44.00	44.00	44.00	44.00
45.00	N 89° 23' 44" E	21.53'	45.00	45.00	45.00	45.00
46.00	N 89° 23' 44" E	21.53'	46.00	46.00	46.00	46.00
47.00	N 89° 23' 44" E	21.53'	47.00	47.00	47.00	47.00
48.00	N 89° 23' 44" E	21.53'	48.00	48.00	48.00	48.00
49.00	N 89° 23' 44" E	21.53'	49.00	49.00	49.00	49.00
50.00	N 89° 23' 44" E	21.53'	50.00	50.00	50.00	50.00
51.00	N 89° 23' 44" E	21.53'	51.00	51.00	51.00	51.00
52.00	N 89° 23' 44" E	21.53'	52.00	52.00	52.00	52.00
53.00	N 89° 23' 44" E	21.53'	53.00	53.00	53.00	53.00
54.00	N 89° 23' 44" E	21.53'	54.00	54.00	54.00	54.00
55.00	N 89° 23' 44" E	21.53'	55.00	55.00	55.00	55.00
56.00	N 89° 23' 44" E	21.53'	56.00	56.00	56.00	56.00
57.00	N 89° 23' 44" E	21.53'	57.00	57.00	57.00	57.00
58.00	N 89° 23' 44" E	21.53'	58.00	58.00	58.00	58.00
59.00	N 89° 23' 44" E	21.53'	59.00	59.00	59.00	59.00
60.00	N 89° 23' 44" E	21.53'	60.00	60.00	60.00	60.00
61.00	N 89° 23' 44" E	21.53'	61.00	61.00	61.00	61.00
62.00	N 89° 23' 44" E	21.53'	62.00	62.00	62.00	62.00
63.00	N 89° 23' 44" E	21.53'	63.00	63.00	63.00	63.00
64.00	N 89° 23' 44" E	21.53'	64.00	64.00	64.00	64.00
65.00	N 89° 23' 44" E	21.53'	65.00	65.00	65.00	65.00
66.00	N 89° 23' 44" E	21.53'	66.00	66.00	66.00	66.00
67.00	N 89° 23' 44" E	21.53'	67.00	67.00	67.00	67.00
68.00	N 89° 23' 44" E	21.53'	68.00	68.00	68.00	68.00
69.00	N 89° 23' 44" E	21.53'	69.00	69.00	69.00	69.00
70.00	N 89° 23' 44" E	21.53'	70.00	70.00	70.00	70.00
71.00	N 89° 23' 44" E	21.53'	71.00	71.00	71.00	71.00
72.00	N 89° 23' 44" E	21.53'	72.00	72.00	72.00	72.00
73.00	N 89° 23' 44" E	21.53'	73.00	73.00	73.00	73.00
74.00	N 89° 23' 44" E	21.53'	74.00	74.00	74.00	74.00
75.00	N 89° 23' 44" E	21.53'	75.00	75.00	75.00	75.00
76.00	N 89° 23' 44" E	21.53'	76.00	76.00	76.00	76.00
77.00	N 89° 23' 44" E	21.53'	77.00	77.00	77.00	77.00
78.00	N 89° 23' 44" E	21.53'	78.00	78.00	78.00	78.00
79.00	N 89° 23' 44" E	21.53'	79.00	79.00	79.00	79.00
80.00	N 89° 23' 44" E	21.53'	80.00	80.00	80.00	80.00
81.00	N 89° 23' 44" E	21.53'	81.00	81.00	81.00	81.00
82.00	N 89° 23' 44" E	21.53'	82.00	82.00	82.00	82.00
83.00	N 89° 23' 44" E	21.53'	83.00	83.00	83.00	83.00
84.00	N 89° 23' 44" E	21.53'	84.00	84.00	84.00	84.00
85.00	N 89° 23' 44" E	21.53'	85.00	85.00	85.00	85.00
86.00	N 89° 23' 44" E	21.53'	86.00	86.00	86.00	86.00
87.00	N 89° 23' 44" E	21.53'	87.00	87.00	87.00	87.00
88.00	N 89° 23' 44" E	21.53'	88.00	88.00	88.00	88.00
89.00	N 89° 23' 44" E	21.53'	89.00	89.00	89.00	89.00
90.00	N 89° 23' 44" E	21.53'	90.00	90.00	90.00	90.00
91.00	N 89° 23' 44" E	21.53'	91.00	91.00	91.00	91.00
92.00	N 89° 23' 44" E	21.53'	92.00	92.00	92.00	92.00
93.00	N 89° 23' 44" E	21.53'	93.00	93.00	93.00	93.00
94.00	N 89° 23' 44" E	21.53'	94.00	94.00	94.00	94.00
95.00	N 89° 23' 44" E	21.53'	95.00	95.00	95.00	95.00
96.00	N 89° 23' 44" E	21.53'	96.00	96.00	96.00	96.00
97.00	N 89° 23' 44" E	21.53'	97.00	97.00	97.00	97.00
98.00	N 89° 23' 44" E	21.53'	98.00	98.00	98.00	98.00
99.00	N 89° 23' 44" E	21.53'	99.00	99.00	99.00	99.00
100.00	N 89° 23' 44" E	21.53'	100.00	100.00	100.00	100.00

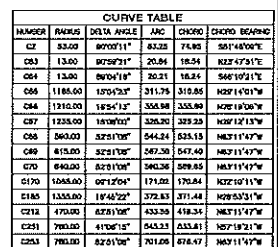


DAVID R. JONES
SURVEYOR
STATE OF FLORIDA
LICENSE NO. 6024

ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
6340 CONSUMER COURT
SARASOTA, FLORIDA 34237
PHONE (941) 377-8178
FAX (941) 377-3160

DATE: 11/11/2014
BY: [Signature]

PLAT BOOK _____, PAGE _____
SHEET 9 OF 12 SHEETS
DETAIL SHEET



SYMBOL LEGEND

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334"
PPM SURVEY MARKER" OR AS OTHERWISE NOTED
- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC
LB 4334 POP SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT
(L.B.)	LICENSE BUSINESS
(R)	RADIAL
(NR)	NON-RADIAL



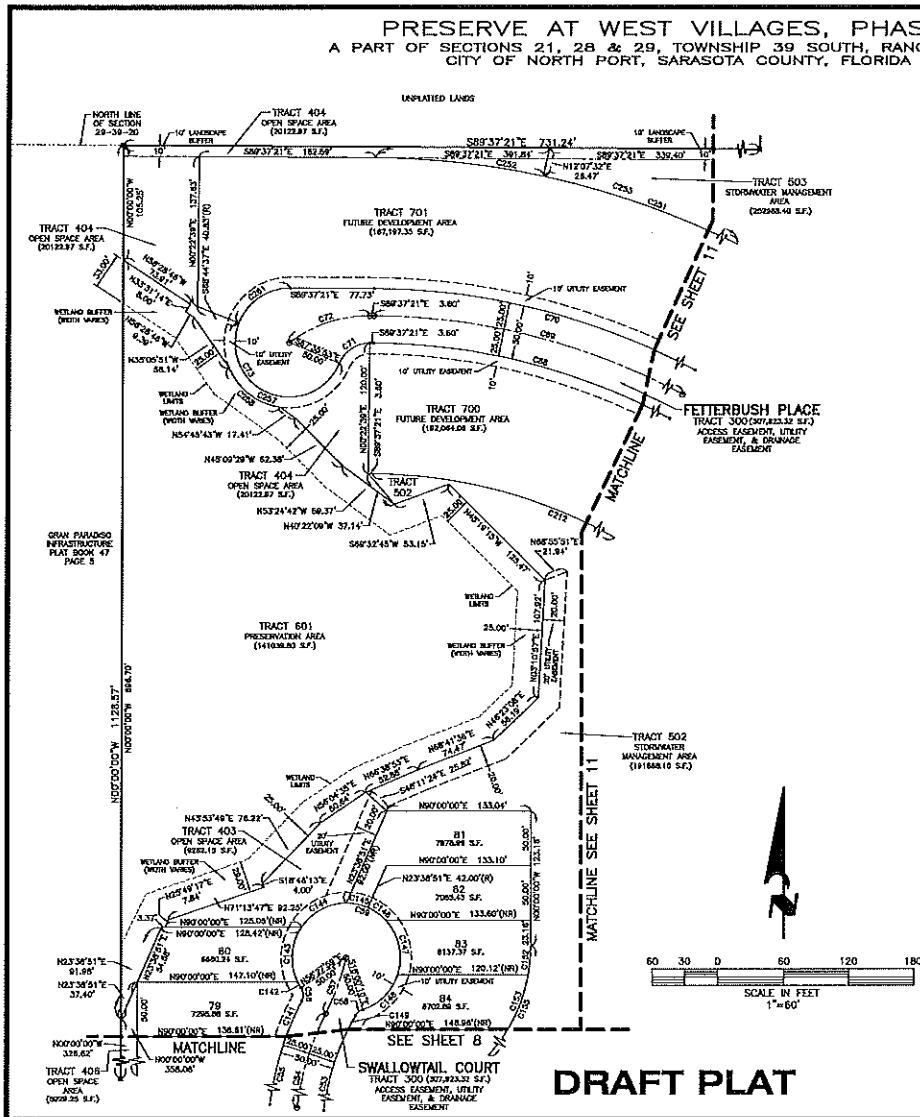
**A
M**
ENGINEERING, INC.
CONSULTING ENGINEERS
*** SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
BASKET, FLORIDA 34240
PHONE (843) 377-8178
FAX 378-3788

DRIVING FILE: TRAF017-4.DWG
DATE: 8-27-08 8:45 AM BY: 11/17/2010

DRAFT PLAT

PRESERVE AT WEST VILLAGES, PHASE 1
A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

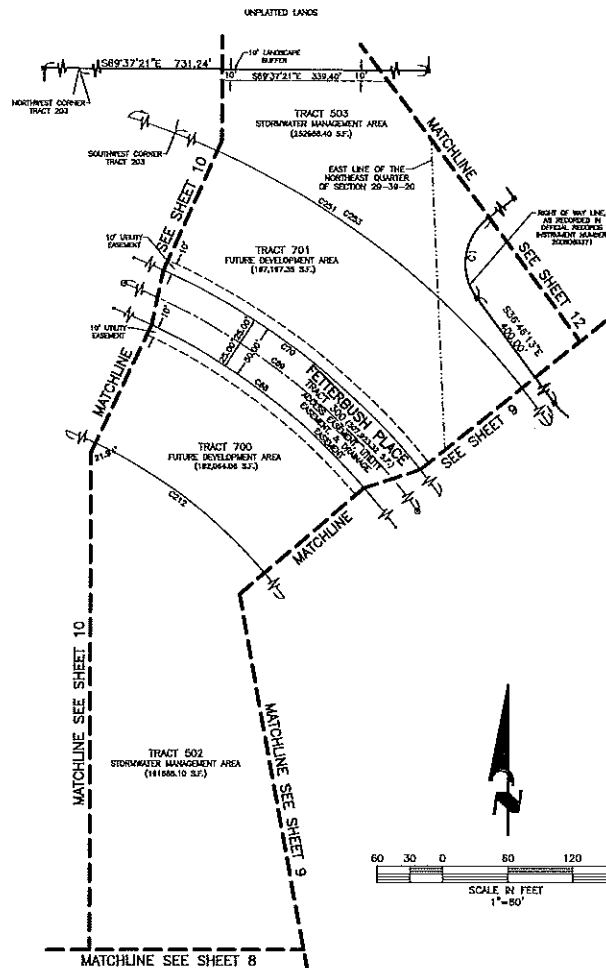
PLAT BOOK _____, PAGE _____
SHEET 10 OF 12 SHEETS
DETAIL SHEET



CURVE TABLE									
STATION	PC	PT	PI	STATION	PC	PT	PI	STATION	PC
C23	223.00	271.814"	118.80	118.82	517.908700"				
C24	220.00	272.236"	119.58	119.55	517.824132"				
C26	12.00	80.9625"	12.78	12.17	520.937000"				
C27	218.73	120.253"	9.74	9.63	520.956700"				
C28	15.00	47.45370"	8.76	8.68	520.951050"				
C29	262.31	262.313"	249.18	249.15	520.951050"				
C30	260.20	260.203"	250.15	250.11	520.951050"				
C31	81.500	105.760"	20.00	19.97	520.951050"				
C32	81.500	105.760"	20.00	19.97	520.951050"				
C33	84.003	52.5330"	50.636	50.685	520.951050"				
C34	30.00	87.9136"	25.24	25.31	520.951050"				
C35	122.42	207.247"	79.83	79.21	521.336700"				
C36	50.00	37.16256"	21.84	21.87	522.347000"				
C37	378.00	37.2133"	35.47	35.44	522.347428"				
C142	50.00	57.0628"	8.23	8.33	522.57417"				
C143	50.00	80.0911"	8.24	8.40	520.401400"				
C144	50.00	101.813"	40.15	42.20	520.581576"				
C145	50.00	223.541"	30.58	30.43	520.603000"				
C146	50.00	223.0428"	31.14	30.60	520.644988"				
C147	50.00	81.36233"	33.73	31.21	521.732131"				
C148	50.00	117.0712"	44.84	45.14	520.607432"				
C149	223.00	107.2436"	1.627	1.646	520.625300"				
C151	150.00	107.2436"	29.88	29.90	520.605012"				
C152	150.00	107.2436"	29.88	29.90	520.605012"				
C153	150.00	41.06118"	11.84	11.664	520.703300"				
C154	40.00	62.5700"	43.550	43.614	520.681000"				
C155	780.00	114.463"	64.53	63.541	507.18217"				
C156	790.00	114.463"	65.833	156.86	507.345148"				
C157	760.00	82.9530"	701.26	676.47	507.18217"				
C158	56.0	178.9117"	156.28	100.00	506.10191"				
C159	80.00	59.07131"	82.08	58.23	520.021050"				
C161	50.00	87.9136"	80.33	54.93	546.49019"				

PRESERVE AT WEST VILLAGES, PHASE 1
A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 11 OF 12 SHEETS
DETAIL SHEET



CURVE TABLE						
NUMBER	NAME	BEARING	ANGLE	ARC	CHORD	CHORD BEARING
C1	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C2	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C3	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C4	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C5	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C6	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C7	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C8	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C9	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C10	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C11	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C12	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C13	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C14	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C15	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C16	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C17	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C18	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C19	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C20	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C21	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C22	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C23	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C24	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C25	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C26	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C27	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C28	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C29	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C30	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C31	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C32	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C33	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C34	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C35	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C36	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C37	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C38	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C39	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C40	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C41	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C42	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C43	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C44	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C45	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C46	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C47	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C48	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C49	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C50	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C51	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C52	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C53	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C54	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C55	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C56	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C57	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C58	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C59	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C60	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C61	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C62	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C63	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C64	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C65	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C66	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C67	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C68	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C69	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C70	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C71	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C72	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C73	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C74	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C75	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C76	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C77	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C78	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C79	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C80	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C81	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C82	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C83	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C84	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C85	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C86	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C87	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C88	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C89	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C90	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C91	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C92	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C93	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C94	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C95	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C96	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C97	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C98	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C99	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'
C100	33.00	S89°37'21"E	731.24'	10'	589.37'21"E	339.40'

- SYMBOL LEGEND
- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334"
 - 1/4" SURVEY MARKER OR AS OTHERWISE NOTED
 - MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
 - INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

- ABBREVIATION LEGEND
- (S.F.) SQUARE FEET
 - PRM PERMANENT REFERENCE MARKER
 - PCP PERMANENT CONTROL POINT
 - (L.B.) LICENSE BUSINESS
 - (P) PLOT

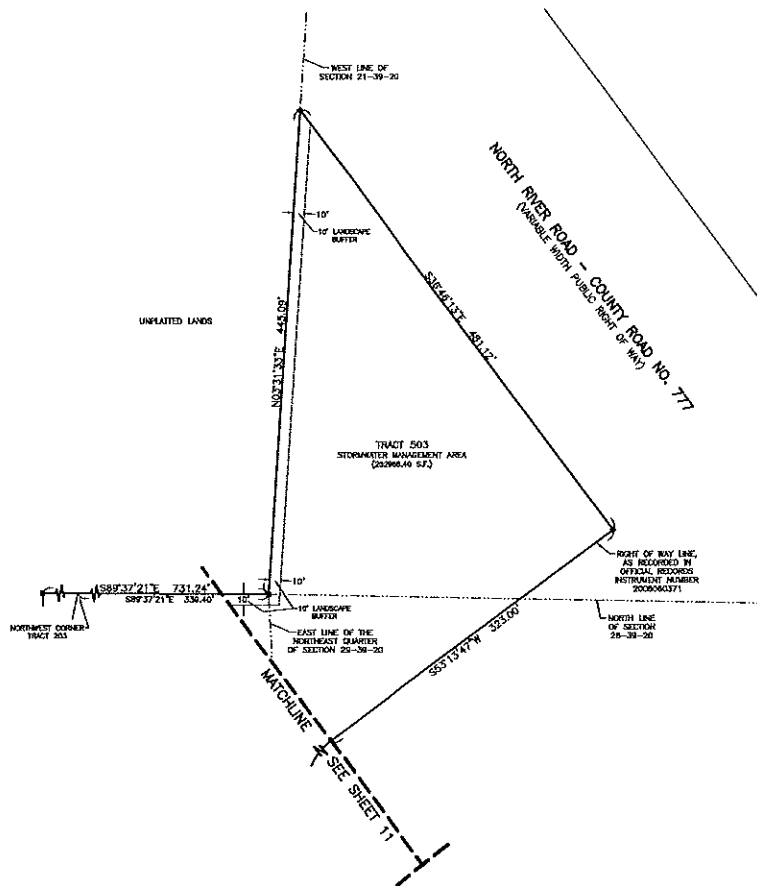


AM ENGINEERING, INC.
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& SURVEYORS, L.B. 4334
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NARAHOTA, FLORIDA 34210
PHONE (813) 377-9178
FAX (813) 377-9178

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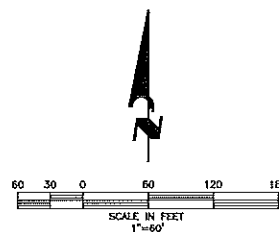
DRAFT PLAT

PLAT BOOK _____, PAGE _____
SHEET 12 OF 12 SHEETS
DETAIL SHEET



ABBREVIATION LEGEND

(S.F.)	SQUARE TEXT
PRM	PERMANENT REFERENCE MARKER
(L.B.)	LICENSE BUSINESS



**A
M
ENGINEERING, INC.**
**CONSULTING ENGINEERS
★ SURVEYORS, L.B. 4334**
6340 CONSUMER COURT
BARABOSA, FLORIDA 34740
PHONE (861) 377-8176
FAX 376-3785

DRAWING FILE: T12P01.PLMG
DESK: SHEET 12—PLOTTED DATE 11/17/2018

DRAFT PLAT