



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

Final Plat of Gran Paradiso, Phase 4D
(PLF-16-239)

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

Thru: Scott Williams, Neighborhood Development Services Director *SR*

Thru: Michele Norton, AICP, Planning Manager *MN*

From: Jim McAllister, Project Planner *JM*

Date: April 6, 2017

I. GENERAL INFORMATION

Project: Petition No. PLF-16-239, Final Plat of Gran Paradiso, Phase 4D

Request: Approval of Gran Paradiso, Phase 4D

Applicant: Dean L. Paquet, P.E. (**Exhibit A1, Affidavit**)

Owner(s): Lennar Homes LLC, Darin McMurray, Vice President (**Exhibit A2, Warranty Deed/Title Opinion**)

Location: The area to be platted is in Gran Paradiso (West Villages Village "A") north of the Amenity Center and US RT 41 in Section 30, Township 39S and Range 20E.

Property Size: The subject of this petition is 40 lots on \pm 40 total acres

II. BACKGROUND

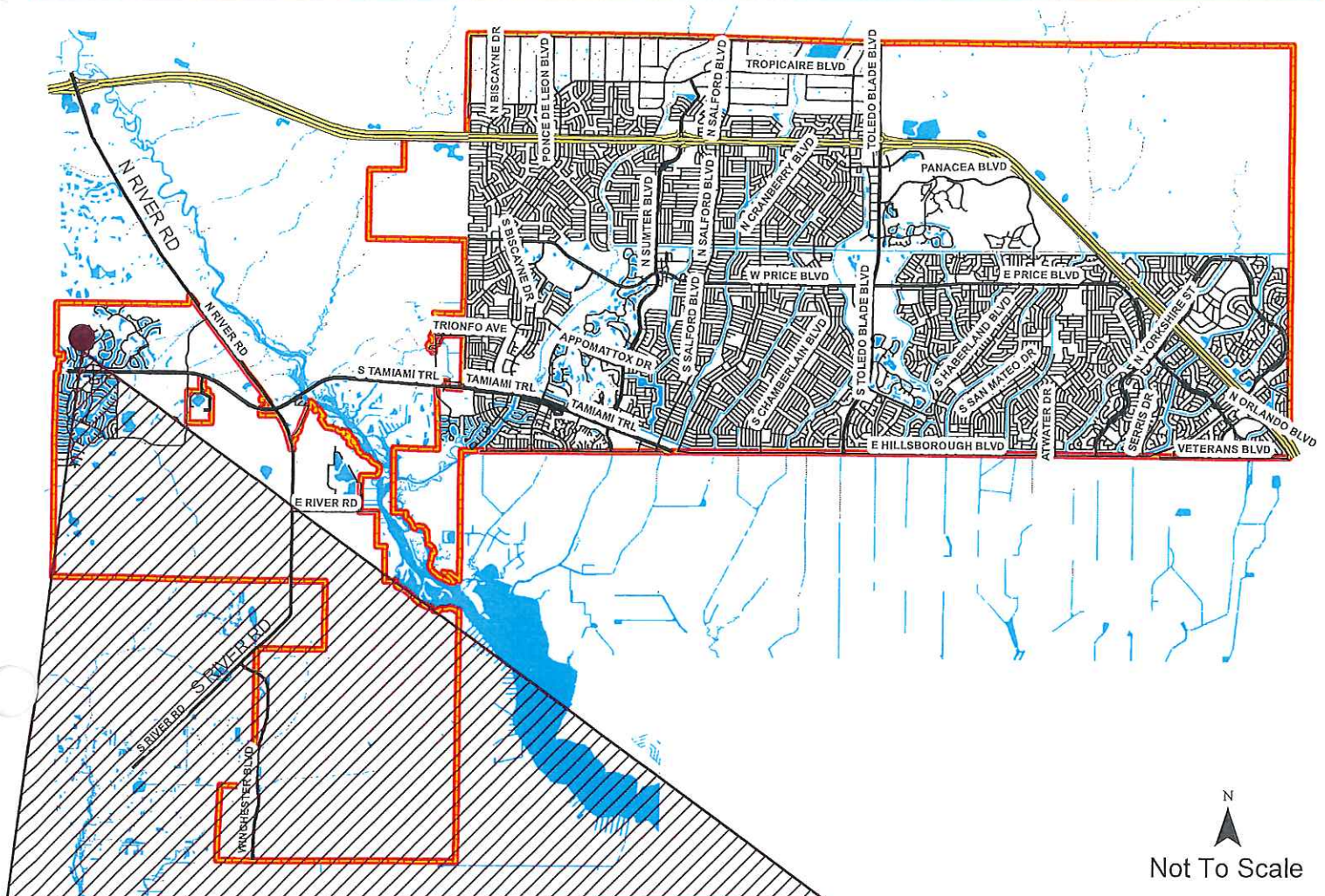
The following information is being submitted for Final Plat approval of Gran Paradiso, Phase 4-D, which includes 40 single-family lots and their associated roadway, stormwater, utility tracts and easements. The total plat area is approximately 13.33 acres (40 acres total land area). The improvements for which Final Plat approval is sought encompasses 39 lots within the Phase 4 Subdivision and Infrastructure Construction approvals (SCP-15-061 and INF-15-079) and 1 lot within the Phase 2 Single-Family approvals (SCP-14-019 and INF-14-066).

MAP GALLERY

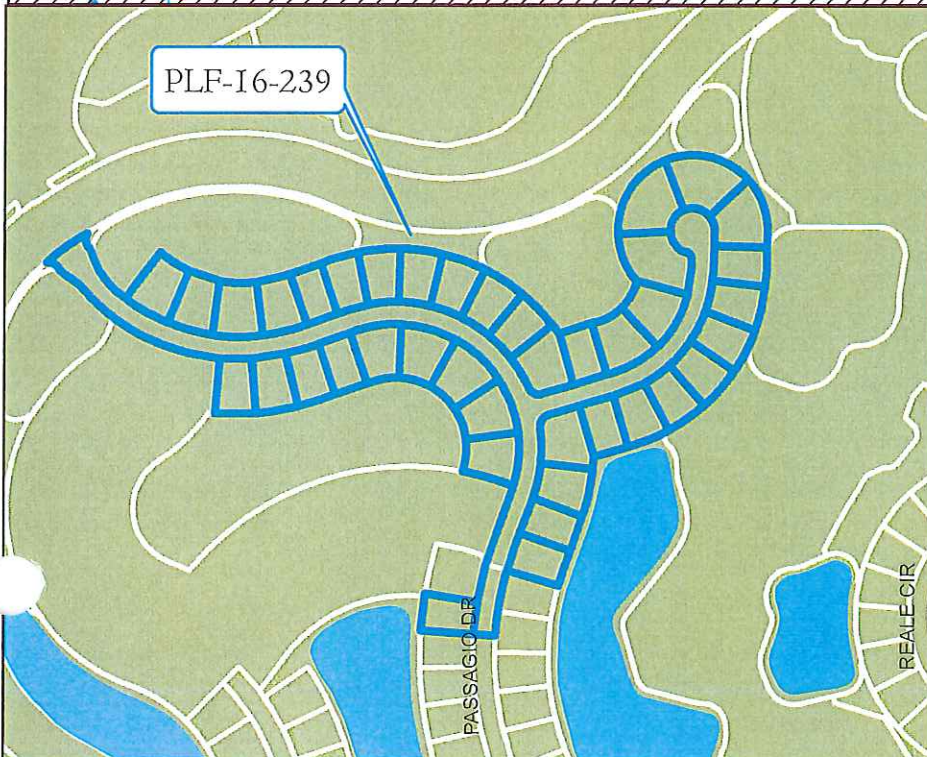
LOCATION MAP

City of North Port

PLF-I6-239 Gran Paradiso Phase 4D



N
Not To Scale



Legend

PetitionNo

PLF-I6-239

Parcels

City Boundary

Water Features



Prepared by NDS/Planning Division
February 8, 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

AERIAL
PLF-I6-239 Gran Paradiso Phase 4-D

PLF-I6-239

Legend

-  PLF-I6-239
 City Boundary

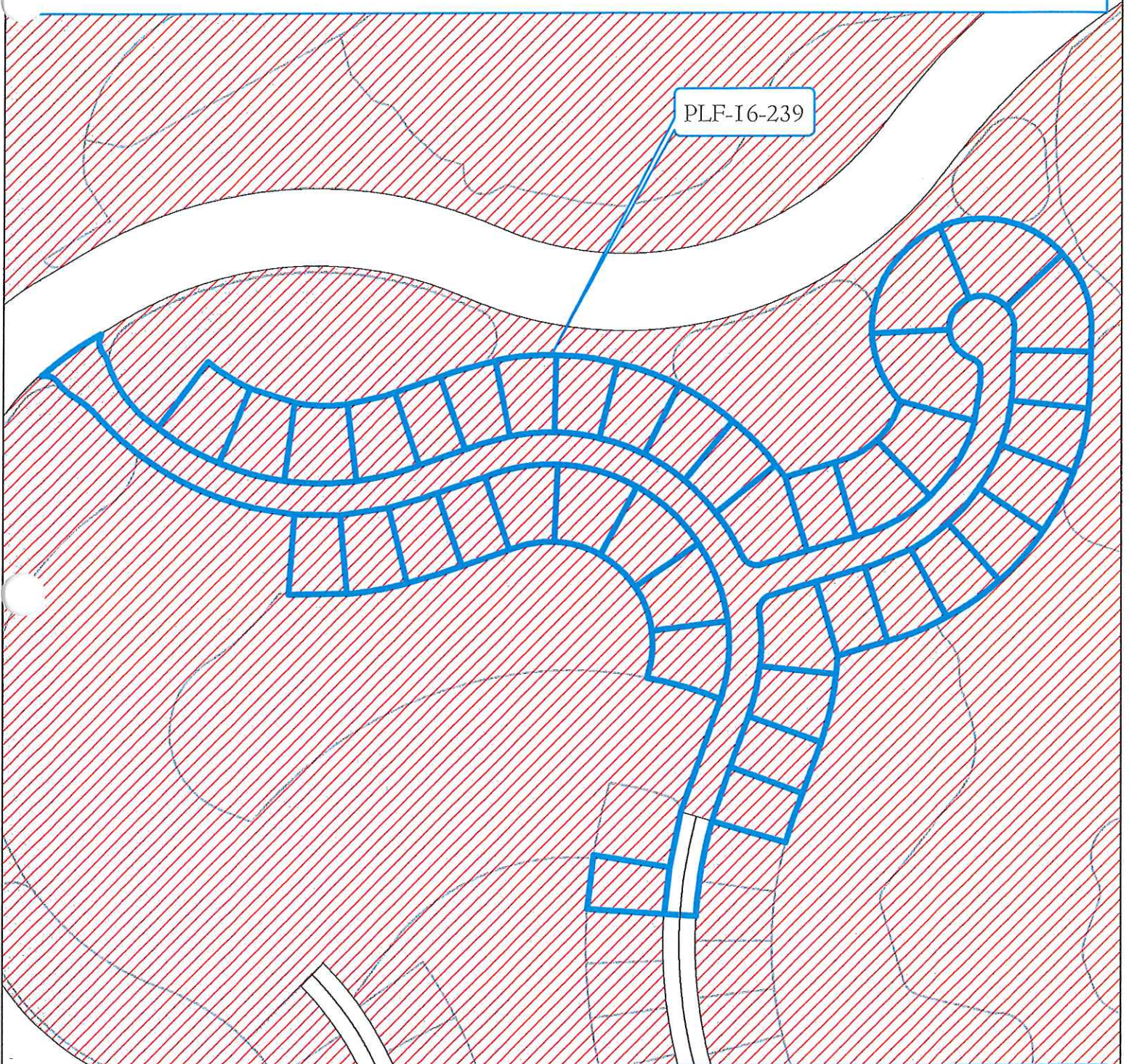


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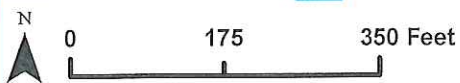
P:\Development Review Committee\PLF-16-239\GIS Maps\Aerial.mxd
Aerial Source: Sarasota County 2016 Aerial

FUTURE LAND USE 'Village' PLF-I6-239 Gran Paradiso Phase 4D



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-I6-239



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.



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P:\Development Review Committee\PLF-16-239\GIS Maps\FLU.mxd
Property Data Source: Sarasota County Property Appraiser

CURRENT ZONING 'Village (V)' PLF-I6-239 Gran Paradiso Phase 4D

PLF-I6-239

Legend

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-16-239



0 175 350 Feet

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P:\Development Review Committee\PLF-16-239\GIS Maps\CurrentZoning.mxd
Property Data Source: Sarasota County Property Appraiser

a. STAFF RECOMMENDATION

Staff recommends that the City Commission **APPROVE** Petition No. PLF 16-239, Gran Paradiso Phase 4D.

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	Undeveloped	Village	Village
South	Gran Paradiso Amenity Center/US RT 41 and additional platted lots	Village	Village
West	Gran Paradiso platted and unplatted lots	Village	Village
East	Gran Paradiso platted and unplatted lots	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: According to the environmental document submitted with the Infrastructure Plan by the applicant, a complete environmental site analysis was conducted by Environmental Consulting Services Inc. That was performed in May of 2015. 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. Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork nesting colonies. Each of the documented colonies appears to be greater than three miles from the subject property.

Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property. Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay. However, a review of the Sarasota County GIS Database for documented Scrub Jay Habitat and Family Groups revealed that the subject property does not contain documented scrub jay habitat nor previously documented sightings of scrub jays. In addition, the subject property is not listed on the City of North Port Scrub Jay Parcel List. Therefore, the Florida scrub jay is not likely to affect the future development of the subject property.

Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property. No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the site inspections.

c. STAFF ANALYSIS

As stated earlier in this report, Gran Paradiso Phase 4D consists of 40 lots (**Exhibit B1**). The City is in receipt of the corresponding Surety Bond for Phase 1 in the amount of \$4,452,443.33 for all of Phase 4. The amount of lots being platted in this phase do not warrant any type of fiscal analysis as that was accomplished during the VDPP development stage. Phase 4D is part of the Phase 4 portion of this project which was later split into Phase 4A, B, C and D. Again, as the Infrastructure Plan addressed all infrastructure components including traffic, as this is a plat, there is no need to delve into the details of traffic circulation. Staff however would like to point out that Phase 4 and its various sub-phases will provide three (3) connections to Prestigio Blvd. and Passagio Drive providing for additional connections to Renaissance Parkway, the main east/west thoroughfare through Gran Paradiso.

Subdivision (SCP-15-061) and Infrastructure (INF-15-079) plans for the entire property were approved by City Staff on September 9, 2015 and the City is in receipt of the corresponding Surety Bond for this project in the amount of \$3,612,748.07.

All of the proposed improvements will be funded by the West Villages Improvement District through debt issuance.

d. 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 April 6, 2017 and recommended approval to the City Commission by a 5-0 vote. Much of the discussion at the Planning and Zoning Advisory Board centered utilities and access. Issues related to access and utilities 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.

e. PUBLIC HEARING SCHEDULE

Planning and Zoning Advisory Board Public Hearing	April 6, 2017 9:00 AM or as soon thereafter
City Commission Public Hearing	April 25, 2017 6:00 PM or as soon thereafter

Exhibit A1

AFFIDAVIT

I (the undersigned), _____ 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 _____ day of _____, 20____,

Signature of Applicant or Authorized Agent

Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by

who is personally known to me or has produced _____ as identification, and who

did/did not take an oath.

(Place Notary Seal Below)

Signature - Notary Public

AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), Darin McMurray, Vice President, Lennar Homes, LLC, property owner(s),

hereby authorize Dean L. Paquet, P.E. and Ty E. Gremaux, P.E. to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) Tract 222 of the Grand Paradiso, Phase 1 Plat, Plat

Book 47, Pages 6 through 6-X and Tract 311 of the Grand Paradiso Infrastructure Plat, Plat Book 47, Pages 5 through 5-HH

Signature of Owner

NOV 22 2016
Date

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged by me this 22nd day of November, 2016, by

Darin McMurray, Vice President who is personally known to me or has produced _____ as identification, and who did

not take an oath.

(Place Notary Seal Below)

Karen E. Assini
Signature - Notary Public

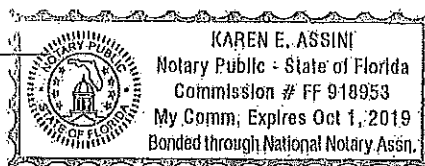


Exhibit A2

Title Opinion and Warranty Deed

TITLE CERTIFICATION

PAVESE LAW FIRM
1833 HENDRY STREET
FORT MYERS, FL 33901

GRAN PARADISO, PHASE 4-D

This Title Certificate is being rendered to the Board of County Commissioners of Sarasota County for the sole and specific purpose of complying with Section 177.041(2); Florida statutes and is based solely on the following documents and searches which we believe, in our professional opinion, consist of the available documents sufficient and appropriate to render this certificate: North American Title Company, Title Commitment No.4421993, effective through June 27, 2013 at 5:00 PM and a search of the public records of Sarasota County from June 27, 2013, through November 20, 2016, covering the property described on attached Exhibit "A" (the "Property").

Based upon the aforementioned information, as of November 20, 2014, at 11:00 PM, fee simple title to said real estate is vested in LENNAR HOMES, LLC, a Florida limited liability company and Gran Paradiso Property Owners Association, Inc., a Florida corporation not-for-profit.

There are no mortgages on the Property.

The following easements exist on the Property:

- 1) The easements contained in that certain Declaration of Covenants, Conditions, Easements and Restrictions recorded November 12, 2004, in Official Records Instrument No. 2004216589; First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions, recorded November 17, 2005, in Official Records Instrument No. 2005257191; and, "First" Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded February 2, 2007, in Official Records Instrument No. 2007018906, all of the Public Records of Sarasota County, Florida.
- 2) Declaration of Covenants and Restrictions for Gran Paradiso, which also includes but is not limited to provisions for assessments and easements, recorded November 17, 2005, in Official Records Instrument No. 2005257192; First Amendment to Declaration of Covenants and Restrictions for Gran Paradiso, recorded February 2, 2007, in Official Records Instrument No. 2007018905; Second Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded April 2, 2008, in Official Records Instrument No. 2008044124; Third Amendment to Declaration of Covenants and Restrictions for Gran Paradiso recorded March 23, 2011, in Official Records Instrument No. 2011033531; Fourth Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded March 28, 2011, in Official Records Instrument No. 2011034905 Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded November 12, 2013, in Official Records Instrument No. 2013152280, as further amended, all of the Public Records of Sarasota County, Florida.
- 3) The easements contained in that certain Plat of Gran Paradiso, Infrastructure, recorded August 16, 2007 in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida.
- 4) Easements contained in that certain Plat of Gran Paradiso, Phase 2-B recorded in Plat Book 48, Page 46, of the Public Records of Sarasota County, Florida.

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

The following encumbrances also exist on the property:

- 1) Taxes for 2015 and subsequent years.
- 2) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments, recorded February 16, 2005, in Official Records Instrument No. 2005032617, of the Public Records of Sarasota County, Florida.
- 3) Agreement between West Villages Improvement "District and Fourth Quarter Properties XXX, LLC For Inclusion of Real Property as a Part of Unit of Development No. 2, recorded July 8, 2005, in Official Records Instrument No. 2005149323, of the Public Records of Sarasota County, Florida.
- 4) Consent and Joinder For West Villages Improvement District Unit of Development No. 3, recorded November 17, 2005, in Official Records Instrument No. 2005257202; and Notice by West Villages Improvement District of Bond Indebtedness For Unit of Development No. 3, recorded May 30, 2007, in Official Records Instrument No. 2007086621, all of the Public Records of Sarasota County, Florida.
- 5) True-Up Agreements recorded April 28, 2006, in Official Records Instrument No. 2006079206 and in Official Records Instrument No. 2006079207, and recorded May 9, 2006, in Official Records Instrument No. 2006086181, all of the Public Records of Sarasota County, Florida.
- 6) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments recorded May 11, 2006, in Official Records Instrument No. 2006088309 and 2006088310, all of the Public Records of Sarasota County, Florida.
- 7) Water and Wastewater System Standard Developer's Agreement recorded May 3, 2016 in Official Records Instrument No. 2016054118, and re-recorded in Official Records Instrument No. 2016080583, all of the Public Records of Lee Sarasota County, Florida.

Dated this 30 day of November, 2016.

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

By 
CHARLES MANN
FL. BAR #310750

EXHIBIT "A"

DESCRIPTION:

A part of Tract 222, Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6; a part of Tract 311, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5; and a part of Tract 411, Gran Paradiso, Phase 2-B, recorded in Plat Book 48, Page 46, Public Records of Sarasota County, Florida, described as follows:

Begin at the Northeast corner of Lot 459, Gran Paradiso, Phase 2-B, recorded in Plat Book 48, Page 46, Public Records of Sarasota County, Florida; thence N 74°08'32" W, along the North line of said Lot 459, a distance of 120.00 feet; to a point on the westerly line of Lots 459 and 460 of said plat of Gran Paradiso, Phase 2-B, same being a curve to the left having a radius of 700.00 feet, a central angle of 12°09'52", a chord bearing of S 09°46'32" W, a chord length of 148.34 feet; thence along said westerly line of Lots 459 and 460, same being the easterly line of Tract 411 (PASSAGIO DRIVE), along the arc of said curve an arc length of 148.62 feet to a point on the easterly extension of the North line of Lot 456 of said plat of Gran Paradiso, Phase 2-B; thence N 86°18'24" W along the North line of said Lot 456, and its easterly extension, a distance of 170.00 feet to the Northwest corner of said Lot 456, same being a point on the easterly line of Tract 222, of Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6, Public Records of Sarasota County, Florida, also being a curve to the right having a radius of 870.00 feet, a central angle of 05°34'51", a chord bearing of N 06°29'01" E, a chord length of 84.71 feet; thence along said easterly line of said Tract 222, and its northerly extension, along the arc of said curve an arc length of 84.74 feet to the Southwest corner of Lot 458, of said plat of Gran Paradiso, Phase 2-B; thence S 80°43'33" E along the Southerly line of said Lot 458; a distance of 120.00 feet to the Southeast corner of said Lot 458, same being a point on a curve to the right having a radius of 750.00 feet, a central angle of 10°28'37", a chord bearing of N 14°30'45" E, and a chord length of 136.95 feet; thence along the westerly line of said Tract 411 (PASSAGIO DRIVE), and its northerly extension, along the arc of said curve an arc length of 137.14 feet; thence N 19°45'04" E a distance of 125.77 feet, to a point on a curve to the left having a radius of 280.00 feet, a central angle of 02°01'15", a chord bearing of N 18°44'26" E, and a chord length of 9.88 feet; thence along the arc of said curve an arc length of 9.88 feet, to a point on a curve to the left having a radius of 645.00 feet, a central angle of 10°41'00", a chord bearing of N 73°57'26" W, and a chord length of 120.09 feet; thence along the arc of said curve an arc length of 120.27 feet, to a point on the boundary line of Tract 311, of said Plat of Gran Paradiso, Infrastructure, same being a curve to the left having a radius of 160.00 feet, a central angle of 127°54'04", a chord bearing of N 44°57'15" W, and a chord length of 287.49 feet; thence along said boundary line of Tract 311, the following three (3) courses: (1) along the arc of said curve an arc length of 357.17 feet; (2) thence S 71°05'43" W a distance of 129.39 feet, to a point on a curve to the right having a radius of 600.00 feet, a central angle of 22°47'05", a chord bearing of S 82°29'15" W, and a chord length of 237.03 feet; (3) thence along the arc of said curve an arc length of 238.60 feet; thence leaving said boundary line of Tract 311 N 03°52'48" E, a distance of 125.04 feet to a point on a curve to the right having a radius of 475.00 feet, a central angle of 41°51'40", a chord bearing of N 63°40'10" W, and a chord length of 339.37 feet; thence along the arc of said curve an arc length of 347.04 feet to a point on said boundary line of Tract 311 same being a point on a reverse curve to the left having a radius of 186.00 feet, a central angle of 18°09'30", a chord bearing of N 51°49'05" W, and a chord length of 58.70 feet, thence along said boundary line of Tract 311, the following twenty five (25) courses: (1) along the arc of said curve an arc length of

58.95 feet, to a point on a reverse curve to the right having a radius of 42.00 feet, a central angle of $27^{\circ}14'37''$, a chord bearing of $N\ 47^{\circ}16'32''\ W$, and a chord length of 19.78 feet; (2) thence along the arc of said curve an arc length of 19.97 feet to a point on a curve to the right having a radius of 492.00 feet, a central angle of $00^{\circ}39'36''$, a chord bearing of $N\ 33^{\circ}19'26''\ W$, and a chord length of 5.67 feet; (3) thence along the arc of said curve an arc length of 5.67 feet to a point on a curve to the left having a radius of 25.07 feet, a central angle of $97^{\circ}01'23''$, a chord bearing of $N\ 85^{\circ}20'38''\ W$, and a chord length of 37.57 feet; (4) thence along the arc of said curve an arc length of 42.46 feet to a point on a curve to the right having a radius of 378.00 feet, a central angle of $13^{\circ}18'03''$, a chord bearing of $N\ 52^{\circ}42'56''\ E$, and a chord length of 87.55 feet; (5) thence along the arc of said curve an arc length of 87.75 feet; (6) thence $N\ 59^{\circ}21'58''\ E$ a distance of 52.51 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of $92^{\circ}21'36''$, a chord bearing of $S\ 13^{\circ}11'10''\ W$, and a chord length of 36.08 feet; (7) thence along the arc of said curve an arc length of 40.30 feet; (8) thence $S\ 32^{\circ}59'38''\ E$ a distance of 2.36 feet to a point on a curve to the left having a radius of 408.00 feet, a central angle of $00^{\circ}39'36''$, a chord bearing of $S\ 33^{\circ}19'26''\ E$, and a chord length of 4.70 feet; (9) thence along the arc of said curve an arc length of 4.70 feet to a point on a curve to the right having a radius of 42.00 feet, a central angle of $15^{\circ}53'10''$, a chord bearing of $S\ 25^{\circ}42'39''\ E$, and a chord length of 11.61 feet; (10) thence along the arc of said curve an arc length of 11.65 feet to a point on a curve to the left having a radius of 186.00 feet, a central angle of $31^{\circ}01'23''$, a chord bearing of $S\ 33^{\circ}16'46''\ E$, and a chord length of 99.48 feet; (11) thence along the arc of said curve an arc length of 100.71 feet to a point on a curve to the left having a radius of 425.00 feet, a central angle of $03^{\circ}59'10''$, a chord bearing of $S\ 50^{\circ}47'02''\ E$, and a chord length of 29.56 feet; (12) thence along the arc of said curve an arc length of 29.57 feet; (13) thence $N\ 37^{\circ}13'23''\ E$ a distance of 129.22 feet to a point on a curve to the left having a radius of 285.00 feet, a central angle of $59^{\circ}27'11''$, a chord bearing of $S\ 79^{\circ}10'42''\ E$, and a chord length of 282.64 feet; (14) thence along the arc of said curve an arc length of 295.73 feet; (15) thence $N\ 71^{\circ}05'43''\ E$ a distance of 117.96 feet to a point on a curve to the right having a radius of 450.00 feet, a central angle of $73^{\circ}38'26''$, a chord bearing of $S\ 72^{\circ}05'04''\ E$, and a chord length of 539.38 feet; (16) thence along the arc of said curve an arc length of 578.37 feet; (17) thence $N\ 73^{\circ}31'59''\ E$ a distance of 92.73 feet to a point on a curve to the left having a radius of 130.00 feet, a central angle of $58^{\circ}32'57''$, a chord bearing of $N\ 44^{\circ}15'31''\ E$, and a chord length of 127.14 feet; (18) thence along the arc of said curve an arc length of 132.84 feet to a point on a curve to the right having a radius of 170.00 feet, a central angle of $223^{\circ}18'22''$, a chord bearing of $N\ 69^{\circ}36'43''\ E$, and a chord length of 316.01 feet; (19) thence along the arc of said curve an arc length of 662.56 feet; (20) thence $S\ 01^{\circ}15'54''\ W$ a distance of 85.77 feet to a point on a curve to the right having a radius of 420.00 feet, a central angle of $72^{\circ}16'05''$, a chord bearing of $S\ 37^{\circ}23'57''\ W$, and a chord length of 495.33 feet; (21) thence along the arc of said curve an arc length of 529.75 feet; (22) thence $S\ 73^{\circ}31'59''\ W$ a distance of 92.73 feet to a point on a curve to the right having a radius of 450.00 feet, a central angle of $17^{\circ}25'14''$, a chord bearing of $S\ 11^{\circ}02'27''\ W$, and a chord length of 136.29 feet; (23) thence along the arc of said curve an arc length of 136.82 feet; (24) thence $S\ 19^{\circ}45'04''\ W$ a distance of 125.77 feet to a point on a curve to the left having a radius of 580.00 feet, a central angle of $03^{\circ}53'36''$, a chord bearing of $S\ 17^{\circ}48'16''\ W$, and a chord length of 39.40 feet; (25) thence along to arc of said curve an arc length of 39.41 feet to the POINT OF BEGINNING.

Parcel contains 580746 Square Feet, or 13.3321 Acres more or less.

5 ✓ North American

Return to and Prepared by:
Lennar Homes, LLC
10481 Ben C Pratt/Six Mile Cypress Pkwy
Fort Myers, FL 33966

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013112517 3 PGS

2013 AUG 13 11:37 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1653499
Doc Stamp-Deed: 186,162.90



2013112517

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 19 of day July, 2013 by GRAN PARADISO I, LLC, a Florida limited liability company, and GRAN PARADISO II, LLC, a Florida limited liability company, both having its principal place of business at 7381 Professional Parkway East, Sarasota, FL 34240, hereinafter called the grantor, to LENNAR HOMES, LLC, a Florida limited liability company, whose post office address is 10481 Ben C Pratt, Six Mile Cypress Pkwy, Fort Myers, FL 33966, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: THAT the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

PARCEL 1:

All of GRAN PARADISO, INFRASTRUCTURE, according to plat thereof, as recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida.

LESS AND EXCEPT: Tracts 103 through 117, 228 through 258, 408, 409, 506 through 508, 704 through 731, and 744 through 748.

PARCEL 2:

All of GRAN PARADISO, PHASE 1, according to plat thereof, as recorded in Plat Book 47, Page 6, Public Records of Sarasota County, Florida.

LESS AND EXCEPT: Lots 11, 51, 59 through 129, 133, 224 through 338, 352, 358, 362, 373 and 390,

AND LESS AND EXCEPT: Tracts 101, 102, 201 through 227, 402, 403, 405, 407, 501 through 505, 600, 701 through 703, 732 through 743,

AND LESS AND EXCEPT: Gopher Tortoise Preserve Conservation Area

SUBJECT TO:

- 1) Ad valorem and non ad valorem real property taxes and assessments for the current year and for all years prior and subsequent to the current year, which includes any and all tax liens and/or obligations to Sarasota County, Florida, and the West Villages Improvement District.
- 2) All easements, restrictions, liens, easements and other encumbrances of record, none of which shall be reimposed hereby.
- 3) Zoning and land use, laws, ordinances and regulations affecting the Property.

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 grantor hereby covenants with grantee that grantor is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey the Property; that there are no other parties in possession; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of any person claiming by, through or under Grantor but against none other.

Grantee acknowledges that to the maximum extent permitted by law, the sale of the property is made on an "as is" condition and basis with all faults.

IN WITNESS WHEREOF, grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

Sherri Sheppard
Print Name: Sherri Sheppard

Beth Mikulski
Print Name: Beth Mikulski

Gran Paradiso I, LLC, a Florida limited liability company

BY: Gran Paradiso Management, LLC a Florida limited liability company

By: Richard D. Rodgers
Richard D. Rodgers, as Manager

WITNESSES:

Sherri Sheppard
Print Name: Sherri Sheppard

Beth Mikulski
Print Name: Beth Mikulski

Gran Paradiso II, LLC, a Florida limited liability company

BY: Gran Paradiso Management, LLC a Florida limited liability company

By: Richard D. Rodgers
Richard D. Rodgers, as Manager

STATE OF Florida)
) SS.:
COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me, this 19 day of July, 2013 by Richard D. Rodgers, as Manager of Grand Paradiso Management, LLC, a Florida limited liability company on behalf of Gran Paradiso I, LLC, a Florida limited liability company and on behalf of Gran Pardiso II, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

My commission expires:



KATHLEEN SUE DIXON
Notary Public, State of Florida
My Comm. Expires July 28, 2015
Commission No. EE 90638

Kathleen Sue Dixon
NOTARY PUBLIC, State of Florida at Large
Print Name: Kathleen Sue Dixon

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA

COUNTY OF LEE 1 SS

Lerner Homes, LLC, a Florida Limited Liability Company, by its Vice President, Don McHenry, acting by and with authority of its members, certifies ownership by said Limited Liability Company, of "GRAN PARADISO, PHASE 4-D" shown and described herein.

Said Company does hereby dedicate in perpetuity and for its exclusive use all easements identified as "Public Drainage Easements", as shown herein to the West Villages Improvement District (WVID) for protection and maintenance of water management and other WVID facilities, the lands to be dedicated being the perpetual maintenance obligation of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the City of North Port and WVID shall have the right but not the obligation to maintain such facilities.

The Ingress & Egress Easements over Tract 422, are hereby dedicated in perpetuity to the West Villages Improvement District (WVID) for unobstructed access to and from said WVID's water management facilities, lands and easements for water management and other related purposes, the land encumbered by said ingress & egress easements being the perpetual maintenance responsibility of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the WVID.

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

Said Company does hereby dedicate and set apart Tract 422 (private road), and other easements shown herein to the Gran Paradiso Property Owners Association, Inc., its successors and assigns, members, officers, directors, agents, attorneys, trustees, utilities serving the subdivision including the City of North Port, electric, cable television and related services, emergency and law enforcement personnel serving the subdivision, and other persons providing essential services to the subdivision, forever, subject however, to any rights dedicated to the City of North Port, or the West Villages Improvement District (WVID) by this plat.

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

WITNESS: LERNER HOMES, LLC, a Florida Limited Liability Company

Print Name: _____ BY: _____

WITNESS: Don McHenry, Vice President

Print Name: _____

STATE OF FLORIDA 1 SS

COUNTY OF LEE 1

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

WITNESS my hand and official seal as Notary Public, this _____ day of _____, A.D. 2017.

Notary Public - State of Florida

Home Printed _____ My Commission Expires _____

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA 1 SS

COUNTY OF LEE 1

Gran Paradiso Property Owners Association, Inc., by David Nigro, its President, acting by and with authority of its members, certifies ownership by said Association, of "GRAN PARADISO, PHASE 4-D" shown and described herein.

Said Association does hereby dedicate in perpetuity and for its exclusive use all easements identified as "Public Drainage Easements", as shown herein to the West Villages Improvement District (WVID) for protection and maintenance of water management and other WVID facilities, the lands to be dedicated being the perpetual maintenance obligation of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the City of North Port and WVID shall have the right but not the obligation to maintain such facilities.

The Ingress & Egress Easements over Tract 422, are hereby dedicated in perpetuity to the West Villages Improvement District (WVID) for unobstructed access to and from said WVID's water management facilities, lands and easements for water management and other related purposes, the land encumbered by said ingress & egress easements being the perpetual maintenance responsibility of Gran Paradiso Property Owners Association, Inc., its successors and assigns, without recourse to the WVID.

Said Association does hereby dedicate and set apart Tract 422 (private road), and other easements shown herein to the Gran Paradiso Property Owners Association, Inc., its successors and assigns, members, officers, directors, agents, attorneys, trustees, utilities serving the subdivision including the City of North Port, electric, cable television and related services, emergency and law enforcement personnel serving the subdivision, and other persons providing essential services to the subdivision, forever, subject however, to any rights dedicated to the City of North Port, or the West Villages Improvement District (WVID) by this plat.

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

Print Name: Gran Paradiso Property Owners Association, Inc.

WITNESS: _____ BY: _____

Print Name: David Nigro, President

STATE OF FLORIDA 1 SS

COUNTY OF LEE 1

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

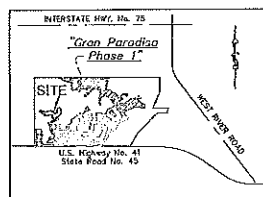
WITNESS my hand and official seal as Notary Public, this _____ day of _____, A.D. 2017.

Notary Public - State of Florida

Home Printed _____ My Commission Expires _____

Exhibit B1

GRAN PARADISO, PHASE 4-D
A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



NOTE:

This is a charter having concept plot and building setbacks vary in accordance with applicable zoning regulations.

"NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will be no circumstance be suggested in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the public records of Sarasota County, Florida.

The Declaration of Covenants and Restrictions are recorded in Official Records Instrument No. 200808050 and in Official Records Instrument No. 200905192, as amended and related in Official Records Instrument No. 201315280, and as further amended, all of the Public Records of Sarasota County, Florida.

The platting shown herein refers to USGAGE Monument X-255 RESET 1975, published elevation is 7.45 feet North American Vertical Datum of 1988.

DEDICATION OF EASEMENTS

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

FLOOD ZONE

The lands shown herein are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 1210C0261, May 2010, dated November 4, 2010. Incorporated into the City of North Port Community No. 10279. These lands are subject to modification and change. The free use of said from the FIRM, and are appropriate. The lands are shown herein to meet the requirement of Section 37-020, of the Unified Land Development Code of the City of North Port.

CERTIFICATE OF SURVEYOR

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

Printed C. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorities No. L.B. 6538
608 Cypress Avenue
Venice, Florida 34285

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA 1 SS

COUNTY OF SARASOTA 1

I the undersigned, hereby certify that this plat has been officially approved for recording, this _____ day of _____, A.D. 2017.

BY: _____

Chairperson

CERTIFICATE OF APPROVAL OF CITY ATTORNEY

STATE OF FLORIDA 1 SS

COUNTY OF SARASOTA 1

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

BY: _____

City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA 1 SS

COUNTY OF SARASOTA 1

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

City Surveyor & Mapper
Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3943

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA 1 SS

COUNTY OF SARASOTA 1

I hereby certify that I have reviewed this plat and in my opinion it conforms to the current subdivision ordinance of the City of North Port.

BY: _____

City Engineer

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA 1 SS

COUNTY OF SARASOTA 1

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, this _____ day of _____, A.D. 2017.

APPROVED BY: _____

Mayer, North Port City Commission

ATTEST: _____

City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA 1 SS

COUNTY OF SARASOTA 1

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D. 2017.

Karen E. Rushing, _____ BY: _____

Deputy Clerk

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE & ACKNOWLEDGEMENT

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

BY: _____

Chairman of the Board of Supervisors

BY: _____

Secretary of the Board of Supervisors

Date _____

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

608 Cypress Avenue, Venice, Florida 34285

Telephone: (813) 493-1336 Fax: (813) 484-5766

Email: brittsurveying@gmail.com

GRAN PARADISO, PHASE 4-D

PLAT BOOK _____ PAGE _____
SHEET 2 OF 7

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A part of Tract 222, Gran Paradiso, Phase 1, recorded in Plat Book 47, a part of Page 6; Tract 311, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5, and a part of Tract 411, Gran Paradiso, Phase 2-B, recorded in Plat Book 48, Page 46, Public Records of Sarasota County, Florida, described as follows:

Begin at the Northeast corner of Lot 459, Gran Paradiso, Phase 2-B, recorded in Plat Book 48, Page 46, Public Records of Sarasota County, Florida; thence N 71°05'31" W, along the north line of said Lot 459, a distance of 120.00 feet to a point on the westerly line of Lots 458 and 459 of said plot of Gran Paradiso, Phase 2-B, same being a curve to the left having a radius of 700.00 feet, a central angle of 12°05'52", a chord bearing of S 09°46'32" W, a chord length of 148.82 feet; thence along said westerly line of Lot 459 for 460 feet, same being the easterly line of Tract 411 (P403603 00043), along the arc of said curve an arc length of 148.82 feet to a point on the easterly extension of the north line of Lot 459 of said plot of Gran Paradiso, Phase 2-B; thence N 05°18'24" W along the north line of said Lot 458, and its easterly extension, a distance of 170.00 feet to the Northwest corner of said Lot 458, same being a point on the easterly line of Tract 222, of Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6, Public Records of Sarasota County, Florida, same being a curve to the right having a radius of 870.00 feet, a central angle of 05°34'51", a chord bearing of N 06°23'01" E, a chord length of 86.71 feet; thence along said easterly line of said Tract 222, and its easterly extension, along the arc of said curve an arc length of 86.71 feet to the Southeast corner of Lot 458, a distance of 170.00 feet to the Southeast corner of said Lot 458, same being a point on a curve to the right having a radius of 750.00 feet, a central angle of 10°28'37", a chord bearing of N 14°30'45" E, and a chord length of 126.93 feet; thence along the westerly line of said Tract 411 (P403603 00043), and its easterly extension, along the arc of said curve an arc length of 137.14 feet; thence N 18°45'04" E a distance of 125.77 feet, to a point on a curve to the left having a radius of 260.00 feet, a central angle of 02°01'15", a chord bearing of N 18°44'26" E, and a chord length of 9.28 feet; thence along the arc of said curve an arc length of 9.28 feet, to a point on a curve to the left having a radius of 645.00 feet, a central angle of 10°41'00", a chord bearing of N 73°57'26" W, and a chord length of 120.00 feet; thence along the arc of said curve an arc length of 120.00 feet, to a point on the boundary line of Tract 311, of said Plot of Gran Paradiso, Infrastructure, same being a curve to the left having a radius of 160.00 feet, a central angle of 12°25'04", a chord bearing of N 44°57'15" W, and a chord length of 287.49 feet; thence along said boundary line of Tract 311, the following three (3) courses: (1) along the arc of said curve an arc length of 151.17 feet; (2) thence S 71°05'43" W a distance of 128.39 feet, to a point on a curve to the right having a radius of 180.00 feet, a central angle of 22°47'05", a chord bearing of S 82°25'15" W, and a chord length of 237.03 feet; (3) thence along the arc of said curve an arc length of 238.60 feet; thence bearing said boundary line of Tract 311 N 07°52'40" E, a distance of 125.61 feet to a point on a curve to the right having a radius of 428.00 feet, a central angle of 41°51'10", a chord bearing of N 52°40'10" W, and a chord length of 332.37 feet; thence along the arc of said curve an arc length of 332.37 feet to a point on said boundary line of Tract 311; same being a point on a reverse curve to the left having a radius of 160.00 feet, a central angle of 18°03'00", a chord bearing of N 51°49'05" W, and a chord length of 58.70 feet; thence along said boundary line of Tract 311, the following twenty five (25) courses: (1) along the arc of said curve an arc length of 58.83 feet, to a point on a reverse curve to the right having a radius of 42.00 feet, a central angle of 27°43'37", a chord bearing of N 47°18'32" W, and a chord length of 19.78 feet; (2) thence along the arc of said curve an arc length of 19.87 feet to a point on a curve to the right having a radius of 49.60 feet, a central angle of 00°00'30", a chord bearing of N 33°19'26" W, and a chord length of 5.87 feet; (3) thence along the arc of said curve an arc length of 5.87 feet to a point on a curve to the left having a radius of 25.01 feet, a central angle of 97°07'23", a chord bearing of N 62°30'38" W, and a chord length of 37.57 feet; (4) thence along the arc of said curve an arc length of 37.57 feet to a point on a curve to the right having a radius of 378.60 feet, a central angle of 13°00'03", a chord bearing of N 52°42'26" E, and a chord length of 87.55 feet; (5) thence along the arc of said curve an arc length of 87.55 feet; (6) thence N 58°25'58" E a distance of 52.51 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 02°21'58", a chord bearing of S 12°11'10" W, and a chord length of 36.39 feet; (7) thence along the arc of said curve an arc length of 36.39 feet; (8) thence S 32°59'25" E a distance of 2.36 feet to a point on a curve to the left having a radius of 408.00 feet, a central angle of 00°38'56", a chord bearing of S 33°19'26" E, and a chord length of 4.70 feet; (9) thence along the arc of said curve an arc length of 4.70 feet to a point on a curve to the right having a radius of 42.00 feet, a central angle of 15°53'10", a chord bearing of S 20°42'39" E, and a chord length of 11.61 feet; (10) thence along the arc of said curve an arc length of 11.61 feet to a point on a curve to the left having a radius of 186.00 feet, a central angle of 31°01'23", a chord bearing of S 23°16'46" E, and a chord length of 92.48 feet; (11) thence along the arc of said curve an arc length of 92.48 feet to a point on a curve to the left having a radius of 425.00 feet, a central angle of 63°58'10", a chord bearing of S 50°47'02" E, and a chord length of 75.28 feet; (12) thence along the arc of said curve an arc length of 75.27 feet; (13) thence N 37°13'25" E a distance of 121.72 feet to a point on a curve to the left having a radius of 255.00 feet, a central angle of 56°37'11", a chord bearing of S 78°10'42" E, and a chord length of 283.64 feet; (14) thence along the arc of said curve an arc length of 283.73 feet; (15) thence N 71°05'42" E a distance of 117.96 feet to a point on a curve to the right having a radius of 408.00 feet, a central angle of 72°38'28", a chord bearing of S 72°00'04" E, and a chord length of 539.36 feet; (16) thence along the arc of said curve an arc length of 539.37 feet; (17) thence N 73°03'59" E a distance of 92.73 feet to a point on a curve to the left having a radius of 130.00 feet, a central angle of 58°19'29", a chord bearing of N 48°15'31" E, and a chord length of 127.14 feet; (18) thence along the arc of said curve an arc length of 132.84 feet to a point on a curve to the right having a radius of 170.00 feet, a central angle of 22°17'42", a chord bearing of N 67°28'40" E, and a chord length of 316.01 feet; (19) thence along the arc of said curve an arc length of 316.01 feet; (20) thence S 01°15'04" W a distance of 85.77 feet to a point on a curve to the right having a radius of 420.00 feet, a central angle of 72°15'05", a chord bearing of S 32°33'57" W, and a chord length of 455.33 feet; (21) thence along the arc of said curve an arc length of 455.33 feet; (22) thence S 73°15'59" W a distance of 92.73 feet to a point on a curve to the right having a radius of 450.00 feet, a central angle of 72°25'14", a chord bearing of S 11°02'23" W, and a chord length of 136.29 feet; (23) thence along the arc of said curve an arc length of 136.29 feet; (24) thence S 19°45'04" W a distance of 125.77 feet to a point on a curve to the left having a radius of 500.00 feet, a central angle of 03°53'15", a chord bearing of S 17°48'15" W, and a chord length of 39.41 feet; (25) thence along the arc of said curve an arc length of 39.41 feet to the POINT OF BEGINNING.

Percent contains 560765 Square Feet, or 13.5321 Acres more or less.



BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LR 6928
Box Opener Avenue, Venice, Florida 33583
Telephone: (813) 493-1386 Fax: (813) 494-2585
Email: br@brittsurveying.com

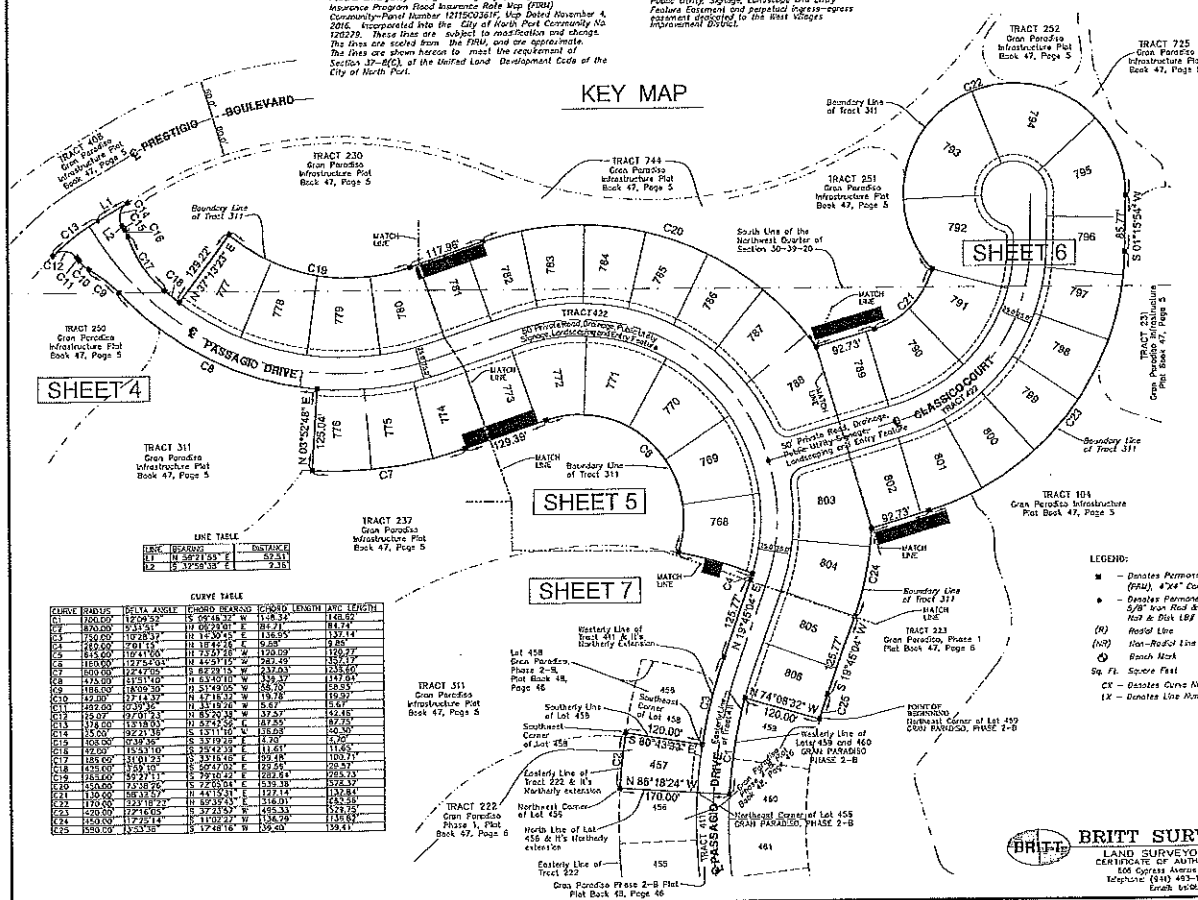
PLAT BOOK _____ PAGE _____
SHEET 3 OF 7

SHEET 3 OF 7

1. Bearings shown hereon refer to an assumed meridian, the North line of Section 38-39-20, as being $N. 89^{\circ} 43' 34'' E.$

2. The lands shown herein are situated in Flood Zone "A" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 1215500361F, Map Dated November 4, 2016, incorporated into the City of North Port Community No. 120229. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown herein to meet the requirement of Section 37-B(6), of the Unified Land Development Code of the City of North Port.

3. The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 NESEF 1975, published elevation = 7.45 feet North American Vertical Datum of 1985.
4. TRACT 422 = 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Village Improvement District.

[illegible]

LEGEND:

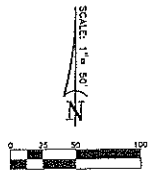
- - Donates Permanent Reference Monument, (PRM), 4"x4" Concrete Monument 18 1/2" 6335 Set
- - Donates Permanent Control Point (PCP) 5/8" Iron Rod & Cap (Ø 16.38 or Weg 107 & Disk 18 1/2" 6338 Set.
- (R) Road Line
- (nR) Non-Road Line
- ⊕ Branch Mark
- Sq. Ft. Square Foot
- CV - Donates Curve Number See Curve Table
- IX - Donates Line Number See Line Table

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB. 6638
808 Cypress Avenue Venice Florida 33485
Telephone (941) 493-1355 Fax (941) 494-5765
Email bs@kellinsurveying.com

GRAN PARADISO, PHASE 4-D

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 46, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 4 OF 7



NOTES:

1. Bearings shown hereon refer to an assumed meridian, the North line of Section 30-39-20, as being N 83° 43' 14" W.
2. The loads shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Flood Number 1215020816, Map Dated November 4, 2016. Incorporated into the City of North Port Community Map 120279. These facts are subject to modification and change. The lines are shown hereon to meet the requirement of Section 37-802, of the Unified Land Development Code of the City of North Port.
3. The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESEI 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
4. TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscaping and Entry Feature Easement and perpetual access-egress easement appurtenant to the West Village Improvement District.

LINE TABLE

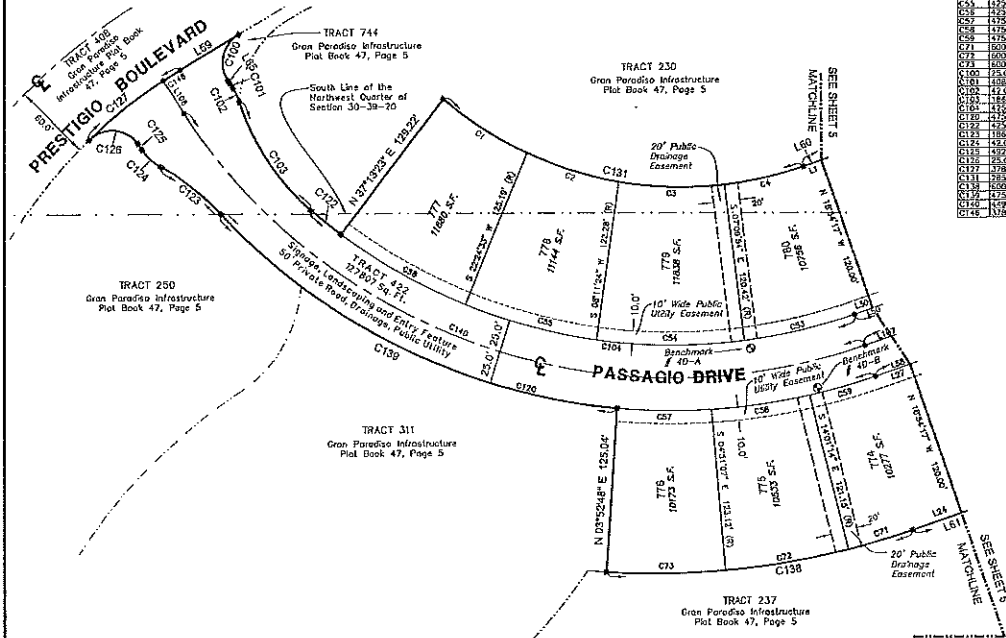
LINE	BEARING	LENGTH
1	S 21° 05' 45" E	14.91
2	N 71° 05' 45" E	15.40
3	S 71° 05' 45" E	27.29
4	N 71° 05' 45" E	14.82
5	S 71° 05' 45" E	13.73
6	N 71° 05' 45" E	11.70
7	S 71° 05' 45" E	13.50
8	N 71° 05' 45" E	13.50
9	S 71° 05' 45" E	13.50
10	N 71° 05' 45" E	13.50

CURVE TABLE

CURVE	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	BEARING	TOC	FROM
C1	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C2	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C3	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C4	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C5	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C6	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C7	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C8	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C9	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C10	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C11	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C12	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C13	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C14	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C15	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C16	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C17	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C18	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C19	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C20	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C21	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C22	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C23	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C24	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C25	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C26	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C27	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C28	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C29	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C30	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C31	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C32	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C33	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C34	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C35	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C36	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C37	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C38	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C39	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C40	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C41	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C42	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C43	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C44	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C45	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C46	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C47	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C48	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C49	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C50	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C51	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C52	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C53	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C54	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C55	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C56	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C57	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C58	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C59	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C60	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C61	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C62	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C63	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C64	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C65	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C66	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C67	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C68	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C69	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C70	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C71	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C72	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C73	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C74	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C75	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C76	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C77	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C78	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C79	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C80	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C81	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C82	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C83	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C84	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C85	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C86	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C87	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C88	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C89	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C90	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C91	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C92	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C93	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C94	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C95	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C96	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C97	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C98	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C99	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				
C100	1385.00	123° 01' 15"	S 57° 12' 14" E	105.50	122.12				

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument L&P 6533 Set
- - Denotes Permanent Control Point (PCP), 5/8" Iron Rod & Cap LB 6538 or Map Rod & Disk LB 6530 Set.
- (P) - Road Line
- (RM) - Non-Aerial Line
- ⊙ - Bench Mark
- Sq. Ft. - Square Feet
- CH - Denotes Curve Number See Curve Table
- 1X - Denotes Line Number See Line Table
- ⊙ - Bench Mark 40-A
Elevation =
Map Rod & Disk Set in Catch
At Catch Basin
- ⊙ - Bench Mark 40-B
Elevation =
Map Rod & Disk Set in Catch
At Catch Basin

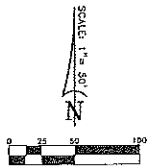


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GRAN PARADISO, PHASE 4-D

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE I, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 5 OF 7



- LEGEND:**
- - Denotes Permanent Reference Monument (PRM), 4" x 4" Concrete Monument L&P 6039 Set
 - - Denotes Permanent Control Point (PCP), 5/8" Iron Rod & Cap L&P 6039 or Mag Net & Box L&P 6039 Set
 - (R) - Radial Line
 - (NR) - Non-Radial Line
 - - Bench Mark
 - Sq. Ft. - Square Feet
 - CR - Denotes Curve Number See Curve Table
 - CL - Denotes Line Number See Line Table
 - ④ - Bench Mark 40-C
Elevation = _____
Mag Net & Box Set in Curb At Catch Basin
 - ④ - Bench Mark 40-D
Elevation = _____
Mag Net & Box Set in Curb At Catch Basin

LINE TABLE

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 71°05'41" W	125.00	125.00
2	N 71°05'41" W	125.00	250.00
3	N 71°05'41" W	125.00	375.00
4	N 71°05'41" W	125.00	500.00
5	N 71°05'41" W	125.00	625.00
6	N 71°05'41" W	125.00	750.00
7	N 71°05'41" W	125.00	875.00
8	N 71°05'41" W	125.00	1000.00
9	N 71°05'41" W	125.00	1125.00
10	N 71°05'41" W	125.00	1250.00
11	N 71°05'41" W	125.00	1375.00
12	N 71°05'41" W	125.00	1500.00
13	N 71°05'41" W	125.00	1625.00
14	N 71°05'41" W	125.00	1750.00
15	N 71°05'41" W	125.00	1875.00
16	N 71°05'41" W	125.00	2000.00
17	N 71°05'41" W	125.00	2125.00
18	N 71°05'41" W	125.00	2250.00
19	N 71°05'41" W	125.00	2375.00
20	N 71°05'41" W	125.00	2500.00

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
100+00	N 71°05'41" W	125.00	125.00	100+00	N 71°05'41" W	125.00
100+25	N 71°05'41" W	125.00	125.00	100+25	N 71°05'41" W	125.00
100+50	N 71°05'41" W	125.00	125.00	100+50	N 71°05'41" W	125.00
100+75	N 71°05'41" W	125.00	125.00	100+75	N 71°05'41" W	125.00
101+00	N 71°05'41" W	125.00	125.00	101+00	N 71°05'41" W	125.00
101+25	N 71°05'41" W	125.00	125.00	101+25	N 71°05'41" W	125.00
101+50	N 71°05'41" W	125.00	125.00	101+50	N 71°05'41" W	125.00
101+75	N 71°05'41" W	125.00	125.00	101+75	N 71°05'41" W	125.00
102+00	N 71°05'41" W	125.00	125.00	102+00	N 71°05'41" W	125.00
102+25	N 71°05'41" W	125.00	125.00	102+25	N 71°05'41" W	125.00
102+50	N 71°05'41" W	125.00	125.00	102+50	N 71°05'41" W	125.00
102+75	N 71°05'41" W	125.00	125.00	102+75	N 71°05'41" W	125.00
103+00	N 71°05'41" W	125.00	125.00	103+00	N 71°05'41" W	125.00
103+25	N 71°05'41" W	125.00	125.00	103+25	N 71°05'41" W	125.00
103+50	N 71°05'41" W	125.00	125.00	103+50	N 71°05'41" W	125.00
103+75	N 71°05'41" W	125.00	125.00	103+75	N 71°05'41" W	125.00
104+00	N 71°05'41" W	125.00	125.00	104+00	N 71°05'41" W	125.00
104+25	N 71°05'41" W	125.00	125.00	104+25	N 71°05'41" W	125.00
104+50	N 71°05'41" W	125.00	125.00	104+50	N 71°05'41" W	125.00
104+75	N 71°05'41" W	125.00	125.00	104+75	N 71°05'41" W	125.00
105+00	N 71°05'41" W	125.00	125.00	105+00	N 71°05'41" W	125.00
105+25	N 71°05'41" W	125.00	125.00	105+25	N 71°05'41" W	125.00
105+50	N 71°05'41" W	125.00	125.00	105+50	N 71°05'41" W	125.00
105+75	N 71°05'41" W	125.00	125.00	105+75	N 71°05'41" W	125.00
106+00	N 71°05'41" W	125.00	125.00	106+00	N 71°05'41" W	125.00
106+25	N 71°05'41" W	125.00	125.00	106+25	N 71°05'41" W	125.00
106+50	N 71°05'41" W	125.00	125.00	106+50	N 71°05'41" W	125.00
106+75	N 71°05'41" W	125.00	125.00	106+75	N 71°05'41" W	125.00
107+00	N 71°05'41" W	125.00	125.00	107+00	N 71°05'41" W	125.00
107+25	N 71°05'41" W	125.00	125.00	107+25	N 71°05'41" W	125.00
107+50	N 71°05'41" W	125.00	125.00	107+50	N 71°05'41" W	125.00
107+75	N 71°05'41" W	125.00	125.00	107+75	N 71°05'41" W	125.00
108+00	N 71°05'41" W	125.00	125.00	108+00	N 71°05'41" W	125.00
108+25	N 71°05'41" W	125.00	125.00	108+25	N 71°05'41" W	125.00
108+50	N 71°05'41" W	125.00	125.00	108+50	N 71°05'41" W	125.00
108+75	N 71°05'41" W	125.00	125.00	108+75	N 71°05'41" W	125.00
109+00	N 71°05'41" W	125.00	125.00	109+00	N 71°05'41" W	125.00
109+25	N 71°05'41" W	125.00	125.00	109+25	N 71°05'41" W	125.00
109+50	N 71°05'41" W	125.00	125.00	109+50	N 71°05'41" W	125.00
109+75	N 71°05'41" W	125.00	125.00	109+75	N 71°05'41" W	125.00
110+00	N 71°05'41" W	125.00	125.00	110+00	N 71°05'41" W	125.00
110+25	N 71°05'41" W	125.00	125.00	110+25	N 71°05'41" W	125.00
110+50	N 71°05'41" W	125.00	125.00	110+50	N 71°05'41" W	125.00
110+75	N 71°05'41" W	125.00	125.00	110+75	N 71°05'41" W	125.00
111+00	N 71°05'41" W	125.00	125.00	111+00	N 71°05'41" W	125.00
111+25	N 71°05'41" W	125.00	125.00	111+25	N 71°05'41" W	125.00
111+50	N 71°05'41" W	125.00	125.00	111+50	N 71°05'41" W	125.00
111+75	N 71°05'41" W	125.00	125.00	111+75	N 71°05'41" W	125.00
112+00	N 71°05'41" W	125.00	125.00	112+00	N 71°05'41" W	125.00
112+25	N 71°05'41" W	125.00	125.00	112+25	N 71°05'41" W	125.00
112+50	N 71°05'41" W	125.00	125.00	112+50	N 71°05'41" W	125.00
112+75	N 71°05'41" W	125.00	125.00	112+75	N 71°05'41" W	125.00
113+00	N 71°05'41" W	125.00	125.00	113+00	N 71°05'41" W	125.00
113+25	N 71°05'41" W	125.00	125.00	113+25	N 71°05'41" W	125.00
113+50	N 71°05'41" W	125.00	125.00	113+50	N 71°05'41" W	125.00
113+75	N 71°05'41" W	125.00	125.00	113+75	N 71°05'41" W	125.00
114+00	N 71°05'41" W	125.00	125.00	114+00	N 71°05'41" W	125.00
114+25	N 71°05'41" W	125.00	125.00	114+25	N 71°05'41" W	125.00
114+50	N 71°05'41" W	125.00	125.00	114+50	N 71°05'41" W	125.00
114+75	N 71°05'41" W	125.00	125.00	114+75	N 71°05'41" W	125.00
115+00	N 71°05'41" W	125.00	125.00	115+00	N 71°05'41" W	125.00
115+25	N 71°05'41" W	125.00	125.00	115+25	N 71°05'41" W	125.00
115+50	N 71°05'41" W	125.00	125.00	115+50	N 71°05'41" W	125.00
115+75	N 71°05'41" W	125.00	125.00	115+75	N 71°05'41" W	125.00
116+00	N 71°05'41" W	125.00	125.00	116+00	N 71°05'41" W	125.00
116+25	N 71°05'41" W	125.00	125.00	116+25	N 71°05'41" W	125.00
116+50	N 71°05'41" W	125.00	125.00	116+50	N 71°05'41" W	125.00
116+75	N 71°05'41" W	125.00	125.00	116+75	N 71°05'41" W	125.00
117+00	N 71°05'41" W	125.00	125.00	117+00	N 71°05'41" W	125.00
117+25	N 71°05'41" W	125.00	125.00	117+25	N 71°05'41" W	125.00
117+50	N 71°05'41" W	125.00	125.00	117+50	N 71°05'41" W	125.00
117+75	N 71°05'41" W	125.00	125.00	117+75	N 71°05'41" W	125.00
118+00	N 71°05'41" W	125.00	125.00	118+00	N 71°05'41" W	125.00
118+25	N 71°05'41" W	125.00	125.00	118+25	N 71°05'41" W	125.00
118+50	N 71°05'41" W	125.00	125.00	118+50	N 71°05'41" W	125.00
118+75	N 71°05'41" W	125.00	125.00	118+75	N 71°05'41" W	125.00
119+00	N 71°05'41" W	125.00	125.00	119+00	N 71°05'41" W	125.00
119+25	N 71°05'41" W	125.00	125.00	119+25	N 71°05'41" W	125.00
119+50	N 71°05'41" W	125.00	125.00	119+50	N 71°05'41" W	125.00
119+75	N 71°05'41" W	125.00	125.00	119+75	N 71°05'41" W	125.00
120+00	N 71°05'41" W	125.00	125.00	120+00	N 71°05'41" W	125.00

NOTES:

1. Bearings shown hereon refer to an assumed meridian, the North line of Section 31-30-20, as being N. 89°43'34" W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Flood Number 1211023301, Map Dated November 4, 2016, Incorporated into the City of North Port Community No. 120379. These lines are subject to modification and change. The lines are noted from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-05(c), of the United Land Development Code of the City of North Port.

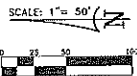
3. The elevations shown hereon refer to National Geodetic Survey Bench Mark 2-295 RESET 1975, published elevation of 7.45 feet North American Vertical Datum of 1988.
4. TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and appurtenant ingress-egress easement dedicated to the West Village Improvement District.



BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.S. 6638
806 Cypress Avenue, Venice, Florida 33586
Telephone: (841) 493-1385 Fax: (841) 484-3766
Email: brittsurveying.com

GRAN PARADISO, PHASE 4-D

PLAT BOOK _____ PAGE _____
SHEET 6 OF 7



A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

NOTES:

1. Bearings shown herein refer to an assumed meridian, the North line of Section 30-39-20, as being N 88° 43' 34" W.
2. The lands shown herein are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community Plan Number 121500001E, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120229. These lands are subject to modification and change. The FIRM are scaled from the 1994, and are approximate. The line is shown herein to meet the requirement of Section 37-603, of the United Land Development Code of the City of North Port.

3. The elevations shown herein refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 74.5 feet North American Vertical Datum of 1988.
4. TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and easement ingress-egress easement indicated in the West Village Improvement District.

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument L&F 6638 Set
- - Denotes Permanent Control Point (PCP), 5/8" Iron Rod & Cap L&F 6638 or May Not & Dist L&F 6638 Set
- (R) - Radius Line
- (RL) - Run-Road Line
- BM - Bench Mark
- Sq. Ft. - Square Feet
- CX - Denotes Curve Number See Curve Table
- LT - Denotes Line Number See Line Table
- ⊕ - Bench Mark 40-E
- ⊕ - Bench Mark 40-F
- ⊕ - Bench Mark 40-G
- ⊕ - Bench Mark 40-H
- ⊕ - Bench Mark 40-I
- ⊕ - Bench Mark 40-J
- ⊕ - Bench Mark 40-K
- ⊕ - Bench Mark 40-L
- ⊕ - Bench Mark 40-M
- ⊕ - Bench Mark 40-N
- ⊕ - Bench Mark 40-O
- ⊕ - Bench Mark 40-P
- ⊕ - Bench Mark 40-Q
- ⊕ - Bench Mark 40-R
- ⊕ - Bench Mark 40-S
- ⊕ - Bench Mark 40-T
- ⊕ - Bench Mark 40-U
- ⊕ - Bench Mark 40-V
- ⊕ - Bench Mark 40-W
- ⊕ - Bench Mark 40-X
- ⊕ - Bench Mark 40-Y
- ⊕ - Bench Mark 40-Z

LINE TABLE

LINE	BEARING	DISTANCE
1	N 73° 31' 30" E	179.50
2	S 0° 15' 25" W	120.00
3	S 0° 15' 25" W	120.00
4	S 0° 15' 25" W	120.00
5	S 0° 15' 25" W	120.00
6	S 0° 15' 25" W	120.00
7	S 0° 15' 25" W	120.00
8	S 0° 15' 25" W	120.00
9	S 0° 15' 25" W	120.00
10	S 0° 15' 25" W	120.00
11	S 0° 15' 25" W	120.00
12	S 0° 15' 25" W	120.00
13	S 0° 15' 25" W	120.00
14	S 0° 15' 25" W	120.00
15	S 0° 15' 25" W	120.00
16	S 0° 15' 25" W	120.00
17	S 0° 15' 25" W	120.00
18	S 0° 15' 25" W	120.00
19	S 0° 15' 25" W	120.00
20	S 0° 15' 25" W	120.00
21	S 0° 15' 25" W	120.00
22	S 0° 15' 25" W	120.00
23	S 0° 15' 25" W	120.00
24	S 0° 15' 25" W	120.00
25	S 0° 15' 25" W	120.00
26	S 0° 15' 25" W	120.00
27	S 0° 15' 25" W	120.00
28	S 0° 15' 25" W	120.00
29	S 0° 15' 25" W	120.00
30	S 0° 15' 25" W	120.00
31	S 0° 15' 25" W	120.00
32	S 0° 15' 25" W	120.00
33	S 0° 15' 25" W	120.00
34	S 0° 15' 25" W	120.00
35	S 0° 15' 25" W	120.00
36	S 0° 15' 25" W	120.00
37	S 0° 15' 25" W	120.00
38	S 0° 15' 25" W	120.00
39	S 0° 15' 25" W	120.00
40	S 0° 15' 25" W	120.00
41	S 0° 15' 25" W	120.00
42	S 0° 15' 25" W	120.00
43	S 0° 15' 25" W	120.00
44	S 0° 15' 25" W	120.00
45	S 0° 15' 25" W	120.00
46	S 0° 15' 25" W	120.00
47	S 0° 15' 25" W	120.00
48	S 0° 15' 25" W	120.00
49	S 0° 15' 25" W	120.00
50	S 0° 15' 25" W	120.00
51	S 0° 15' 25" W	120.00
52	S 0° 15' 25" W	120.00
53	S 0° 15' 25" W	120.00
54	S 0° 15' 25" W	120.00
55	S 0° 15' 25" W	120.00
56	S 0° 15' 25" W	120.00
57	S 0° 15' 25" W	120.00
58	S 0° 15' 25" W	120.00
59	S 0° 15' 25" W	120.00
60	S 0° 15' 25" W	120.00
61	S 0° 15' 25" W	120.00
62	S 0° 15' 25" W	120.00
63	S 0° 15' 25" W	120.00
64	S 0° 15' 25" W	120.00
65	S 0° 15' 25" W	120.00
66	S 0° 15' 25" W	120.00
67	S 0° 15' 25" W	120.00
68	S 0° 15' 25" W	120.00
69	S 0° 15' 25" W	120.00
70	S 0° 15' 25" W	120.00
71	S 0° 15' 25" W	120.00
72	S 0° 15' 25" W	120.00
73	S 0° 15' 25" W	120.00
74	S 0° 15' 25" W	120.00
75	S 0° 15' 25" W	120.00
76	S 0° 15' 25" W	120.00
77	S 0° 15' 25" W	120.00
78	S 0° 15' 25" W	120.00
79	S 0° 15' 25" W	120.00
80	S 0° 15' 25" W	120.00
81	S 0° 15' 25" W	120.00
82	S 0° 15' 25" W	120.00
83	S 0° 15' 25" W	120.00
84	S 0° 15' 25" W	120.00
85	S 0° 15' 25" W	120.00
86	S 0° 15' 25" W	120.00
87	S 0° 15' 25" W	120.00
88	S 0° 15' 25" W	120.00
89	S 0° 15' 25" W	120.00
90	S 0° 15' 25" W	120.00
91	S 0° 15' 25" W	120.00
92	S 0° 15' 25" W	120.00
93	S 0° 15' 25" W	120.00
94	S 0° 15' 25" W	120.00
95	S 0° 15' 25" W	120.00
96	S 0° 15' 25" W	120.00
97	S 0° 15' 25" W	120.00
98	S 0° 15' 25" W	120.00
99	S 0° 15' 25" W	120.00
100	S 0° 15' 25" W	120.00

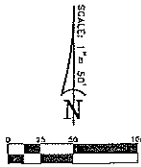
CURVE TABLE

CURVE NUMBER	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C2	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C3	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C4	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C5	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C6	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C7	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C8	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C9	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C10	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C11	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C12	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C13	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C14	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C15	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C16	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C17	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C18	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C19	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C20	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C21	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C22	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C23	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C24	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C25	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C26	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C27	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C28	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C29	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C30	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C31	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C32	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C33	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C34	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C35	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C36	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C37	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C38	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C39	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C40	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C41	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C42	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C43	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C44	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C45	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C46	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C47	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C48	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C49	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C50	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C51	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C52	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C53	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C54	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C55	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C56	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C57	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C58	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C59	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C60	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C61	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C62	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C63	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C64	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C65	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C66	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C67	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C68	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C69	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01
C70	N 13°30' E	179.47	N 59°30' E	151.47	S 2°01' W	121.01

GRAN PARADISO, PHASE 4-D

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 7 OF 7



NOTES:

1. Bearings shown herein refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
2. The lands shown herein are situated in Flood Zone "D" and the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Plan Number 1715000001, Map Dated November 4, 2016, incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown herein to meet the requirement of Section 37-RC1 of the Unified Land Development Code of the City of North Port.
3. The elevations shown herein refer to National Geodetic Survey Bench Mark 3-253 WSET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
4. TRACT 422 - 30' wide Private Road, Drainage, Public Utility, Sprague, Landscape and Entry. Failure to install and complete ingress-egress easement dedicated to the West Village Improvement District.

LEGEND:

- - Denotes Permanent Reference Monument (PRM), 4"x4" Concrete Monument LBS 6438 Set
- - Denotes Permanent Control Point (PCP), 5/8" Iron Rod & Cap LBS 6638 or Wey Nod & Rod LBS 6533 Set
- (R) - Radial Line
- (NR) - Non-Radial Line
- ⊙ - Bench Mark
- Sq. FL - Square Foot
- CR - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table
- ⊙ - Bench Mark 40-0
- Direction =
- Mag. Nod & Dir. Set in Curve At Catch Ditch

LINE TABLE

LINE	BEARING	DISTANCE
1.18	S. 12° 25' 01" W	83.26
1.19	N. 19° 45' 01" E	41.81
1.20	S. 12° 25' 01" W	41.81
1.21	N. 19° 45' 01" E	83.26
1.22	S. 12° 25' 01" W	83.26
1.23	N. 19° 45' 01" E	41.81
1.24	S. 12° 25' 01" W	41.81
1.25	N. 19° 45' 01" E	83.26
1.26	S. 12° 25' 01" W	83.26
1.27	N. 19° 45' 01" E	41.81
1.28	S. 12° 25' 01" W	41.81
1.29	N. 19° 45' 01" E	83.26

CURVE TABLE

CURVE NUMBER	DATA POINT	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C29	125.00	S. 12° 25' 01" W	17.49	17.49
C30	125.00	S. 12° 25' 01" W	17.49	17.49
C31	125.00	S. 12° 25' 01" W	17.49	17.49
C32	125.00	S. 12° 25' 01" W	17.49	17.49
C33	125.00	S. 12° 25' 01" W	17.49	17.49
C34	125.00	S. 12° 25' 01" W	17.49	17.49
C35	125.00	S. 12° 25' 01" W	17.49	17.49
C36	125.00	S. 12° 25' 01" W	17.49	17.49
C37	125.00	S. 12° 25' 01" W	17.49	17.49
C38	125.00	S. 12° 25' 01" W	17.49	17.49
C39	125.00	S. 12° 25' 01" W	17.49	17.49
C40	125.00	S. 12° 25' 01" W	17.49	17.49

TRACT 311
Gran Paradiso Infrastructure
Plat Book 47, Page 5

Southwest Corner Lot 458
Gran Paradiso Phase 2-B

TRACT 222
Gran Paradiso Phase 1,
Plat Book 47, Page 6

Easterly Line
of Tract 222

TRACT 411
Gran Paradiso Phase 2-B
Plat Book 48, Page 46

TRACT 223
Gran Paradiso, Phase 1
Plat Book 47, Page 6



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