

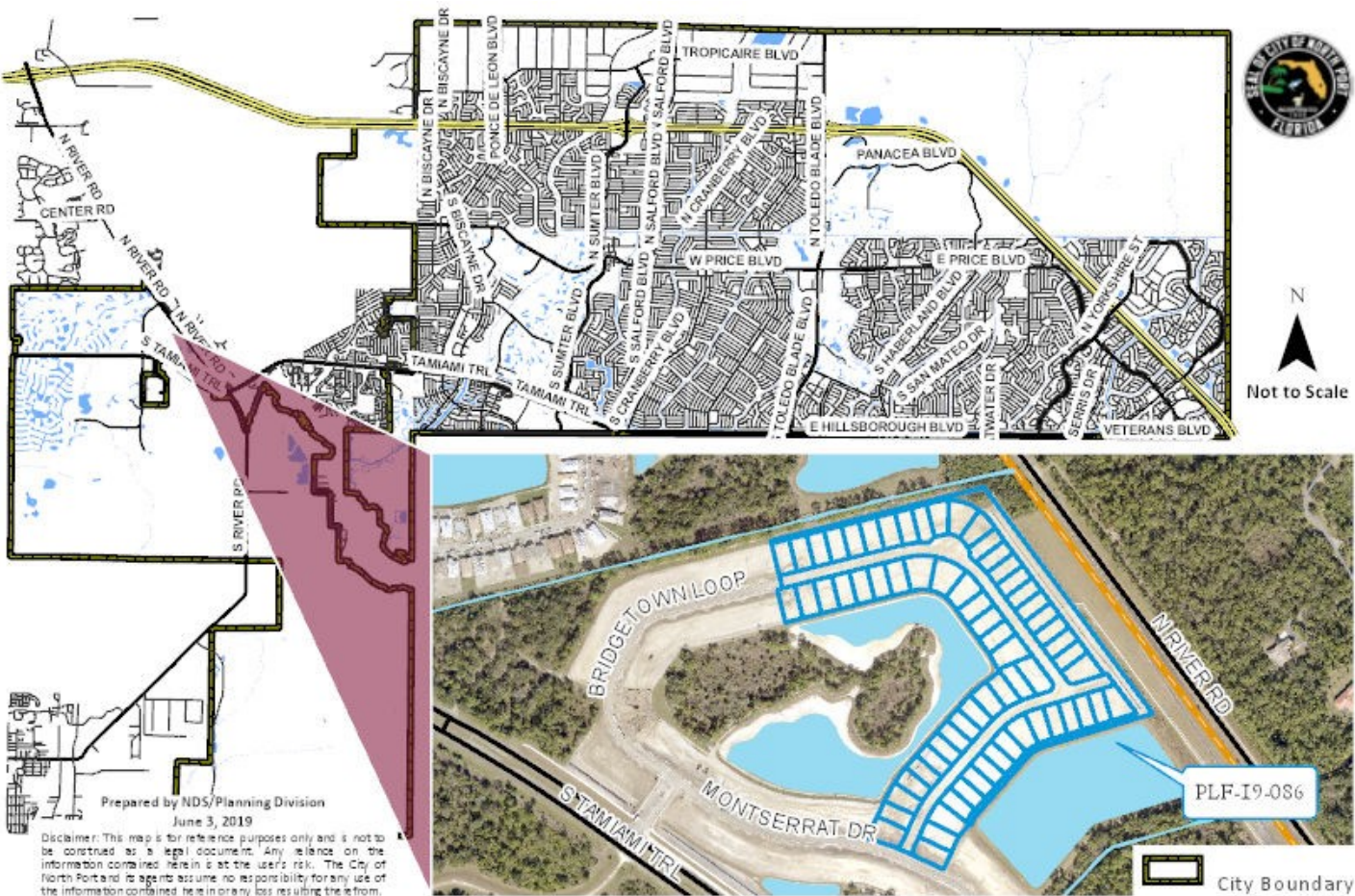


STAFF REPORT

Oasis, Phase 2

Final Plat

From: Josh Pelfrey, Planner
Thru: Nicole Galehouse, AICP, Planning Manager
 Frank Miles, MPA, Director,
 Neighborhood Development Services
Date: June 4, 2019



PROJECT:	PLF-19-086, Oasis, Phase 2, 67 Single Family lots
REQUEST:	Recommendation for approval
APPLICANT:	Joseph R. Jasper, P.S.M., representative of Stantec Consulting Services, Inc. on behalf of Thomas Ranch Land Partners Village I, LLLP
OWNER:	Thomas Ranch Land Partners Village I, LLLP
LOCATION:	Situated between South Tamiami Trail to the South West and North River Road to the North East.
PROPERTY SIZE:	±19 acres

I. BACKGROUND

In 2015, the Subdivision (SCP-15-173) and Infrastructure Plans (INF-15-174) for Oasis, Phase 2 were approved by staff. This project adds 67 lots, and the associated right-of-way and drainage. The total site contains ±19 acres.

A surety bond for INF-15-174 in the amount of \$5,586,209.00, has been received by the City of North Port.

II. ANALYSIS & FINDINGS

2017 FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The City's contracted professional surveyor, Alan Fish, reviewed and approved the plat

Conclusion: PLF-19-086 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.

Findings: The final plat was reviewed by the staff development review team for conformance with the approved subdivision plan.

Conclusion: PLF-19-086 conforms with the approved subdivision plans.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

FLOOD ZONE

Flood Zone AE (EL 7), According to flood insurance rate map for Sarasota County, FL and Incorporated Areas, Community Panel Number 12115C0370F, effective November, 2016.



III. LOTS OF THE WEST VILLAGES

There is a cap of 1,200 lots allowed within Village "B" of the West Villages.

Of that number 846 have already been platted in Oasis and Renaissance.

Oasis 2 will plat 67 additional lots.

Oasis 2 will bring the total to 913. Only 287 unallocated lots would remain.

IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. PLF-19-086, Oasis, Phase 2, plat based on Staff's findings that this petition complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

V. ALTERNATIVE ACTIONS

Petition PLF-19-086 could be DENIED. If that were the case, new findings would need to be written to support that recommendation.

VI. PUBLIC HEARING SCHEDULE

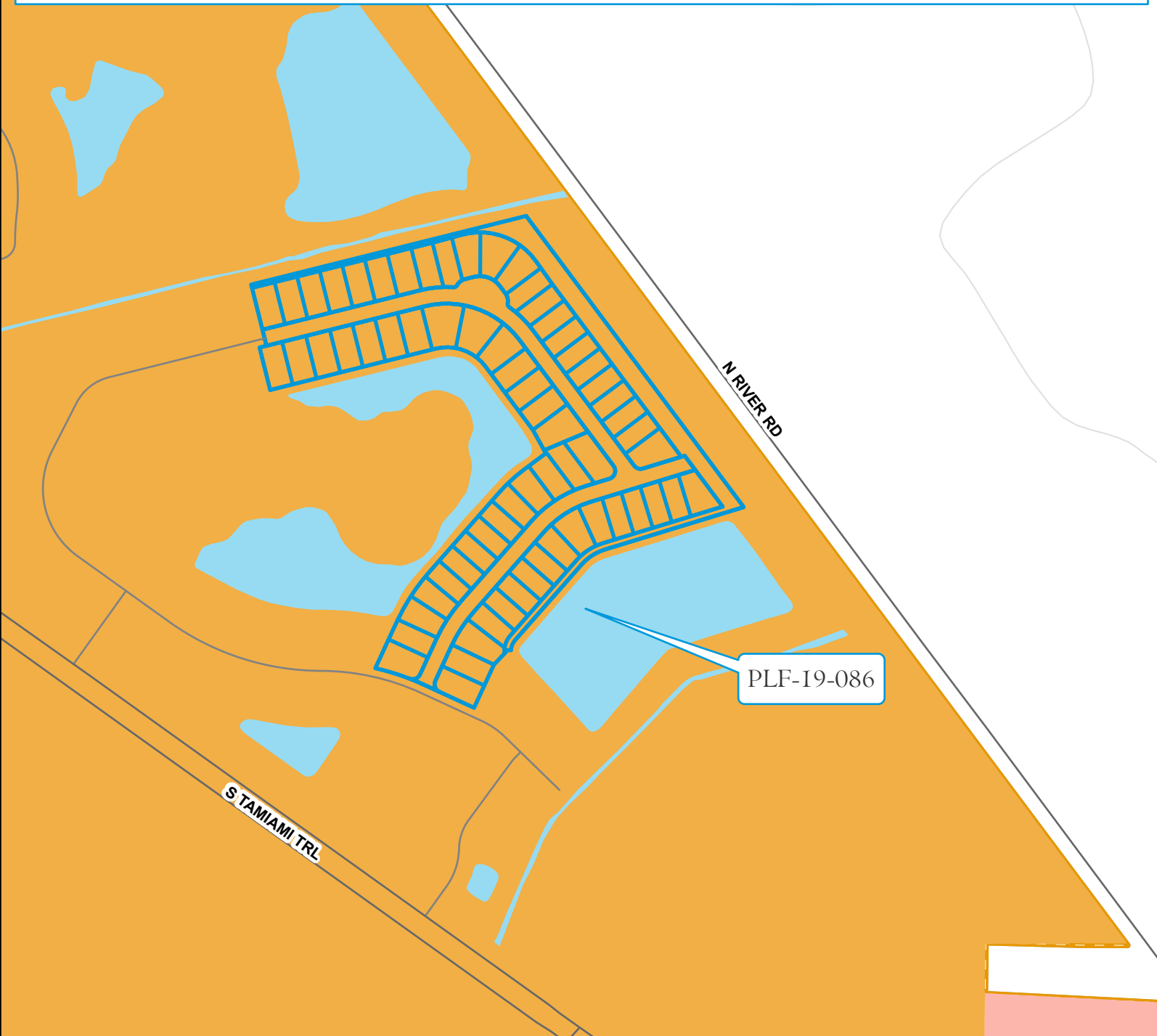
Planning & Zoning Advisory Board Public Hearing	June 20, 2019 9:00 AM or as soon thereafter
City Commission Public Hearing	July 9, 2019 6:00 PM or as soon thereafter

VII. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Opinion
D.	Plat
E.	City Surveyor's Email

CURRENT ZONING 'Village' PLF-19-086, Oasis Phase 2

Exhibit A



0 180 360 720 Feet



Legend

- Oasis Phase 2
- City Boundary
- Water Features

Zoning

- AG - Agriculture
- ROS - Recreation/Open Space
- CD - Conservation District
- ComRec - Commercial/Recreation

- CG - Commercial General
- CGS - Commercial General S
- CLR - Commercial Redevelopment Low Impact
- NC-HI - Neighborhood Commercial - High Intensity
- NC-LI - Neighborhood Commercial - Low Intensity
- OPI - Office/Professional/Institutional
- PCD - Planned Community Development
- V - Village
- RSF-2 - Residential Single Family 2

- RSF-3 - Residential Single Family 3
- RTF - Residential Two Family
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- ILW - Industrial/Light Warehouse
- UIC - Utility Industrial Corridor
- GU - Government Use
- NZD - No Zoning Designation

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



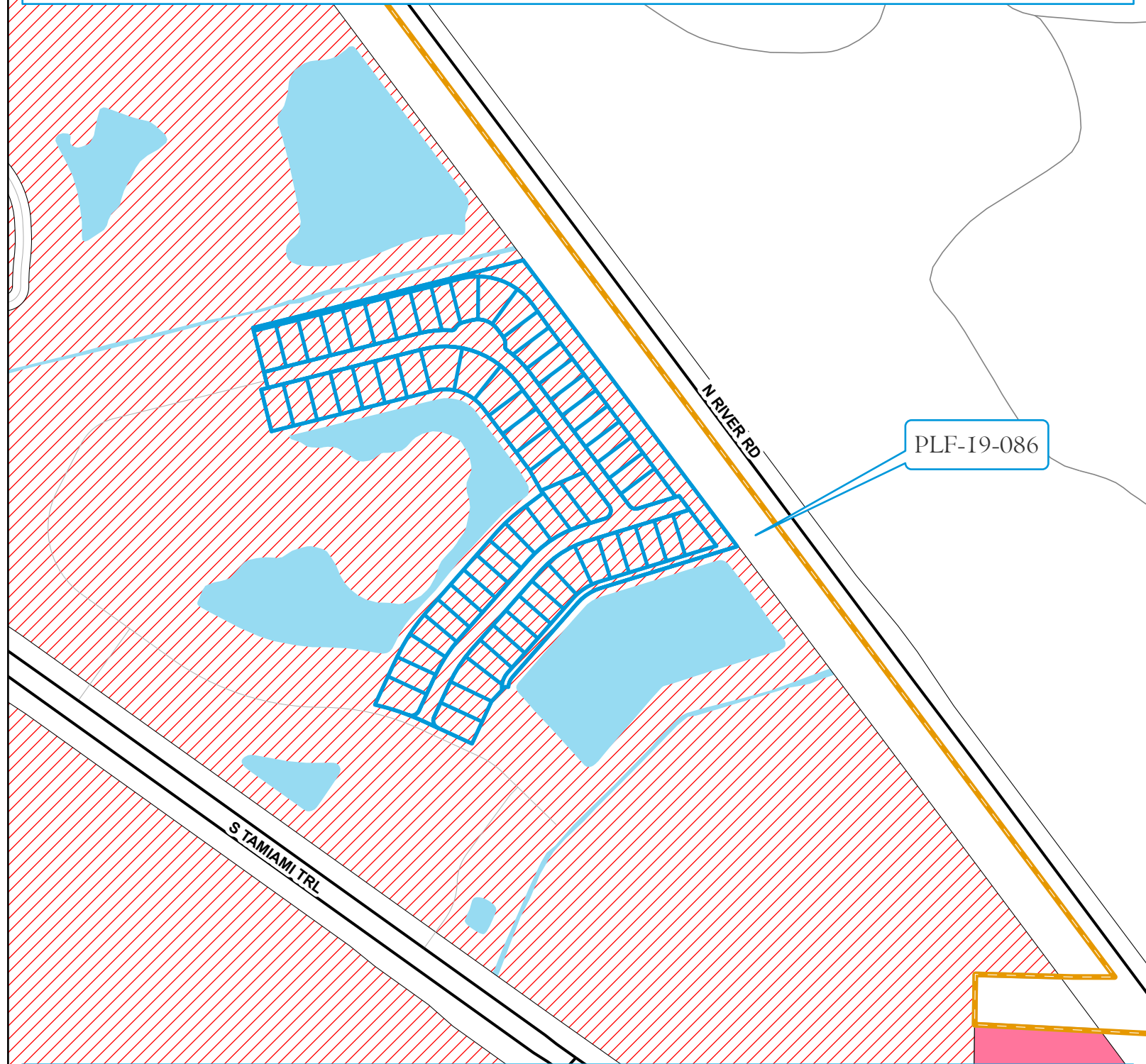
Prepared by NDS/Planning Division
June 3, 2019

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.

Property Data Source: Sarasota County Property Appraiser

Future Land Use
'Village'
PLF-19-086, Oasis Phase 2

Exhibit A



PLF-19-086

0 250 500 Feet

Legend

- Oasis Phase 2
- City Boundary
- Water Features

Future Land Use

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



Prepared by NDS/Planning Division
June 3, 2019

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Property Data Source: Sarasota County Property Appraiser

Aerial Location Map City of North Port PLF-19-086, Oasis Phase 2

Exhibit A



0 0.2 0.4 0.8 Miles

Legend

- Oasis Phase 2
- City Boundary
- Water Features



Prepared by NDS/Planning Division
June 3, 2019

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Property Data Source: Sarasota County Property Appraiser

AFFIDAVIT

Exhibit B

I (the undersigned), Joseph R. Jasper 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 17th day of APRIL, 2019

[Signature]

Signature of Applicant or Authorized Agent

JOSEPH R JASPER

Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17th day of APRIL, 2019, by

JOSEPH R. JASPER

who is personally known to me or has produced

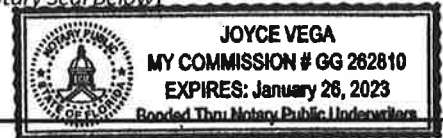
as identification, and who

did/~~did not~~ take an oath.

[Signature]

Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), BRAD SOULE, VP, property owner(s),

hereby authorize Joseph R. Jasper, Stantec Consulting Services Inc. to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) OASIS SUBDIVISION

[Signature]

Signature of Owner

4/16/19

Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 16th day of April, 2019, by

Brad Soule

who is personally known to me or has produced

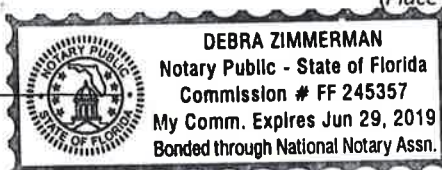
as identification, and who did

not take an oath.

[Signature]

Signature - Notary Public

(Place Notary Seal Below)



PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC

Recipient: Williams Parker Harrison Dietz & Getzen, PLLC

Fund File Number: 703554

Provided For: Williams Parker Harrison Dietz & Getzen, PLLC **Agent's File Reference:** CLF-OASIS2

Effective Date of Search: March 8, 2019 at 11:00 PM

Description of Real Property Situated in Sarasota County, Florida:

See EXHIBIT A attached.

Record Title Vested in:

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership, by Special Warranty Deed recorded in the Official Records as Instrument Number 2014062916, Public Records of Sarasota County, Florida.

Prepared Date: March 18, 2019

Attorneys' Title Fund Services, LLC

Prepared by: Peggy Frook, Senior Examiner

Phone Number: (800) 228-8137 x6604

Email Address: PFrook@TheFund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 703554

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number 2004216589, as amended in Instrument Number 2005257191 and Instrument Number 2007018906 of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraphs 5.1 and 5.3.
2. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument Number 2005197548 as amended under Instrument Number 2008099652 of the Public Records of Sarasota County, Florida, limited to provisions creating easements in paragraph 3.3.
3. Amended and Restated Utility Agreement recorded in Instrument Number 2007064870 of the Public records of Sarasota County, Florida, which contain provisions creating easements, use restrictions, and charges in favor of the City of North Port.
4. 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 Number 2004223490, Instrument Number 2005023829, Instrument Number 2005032617, Instrument Number 2005149323, Instrument Number 2006023618, Instrument Number 2006023619, Instrument Number 2007048565, Instrument Number 2007086622, Instrument Number 2007086623, Instrument Number 2007176566, Instrument Number 2008055051, Instrument Number 2008055052, Instrument Number 2008055053, Instrument Number 2016034012, Instrument Number 2016036451, and Instrument Number 2016047842, Instrument Number 2016142210, Instrument Number 2016142211, Instrument Number 2016142212, Instrument Number 2016142213, Instrument Number 2016142214, Instrument Number 2016142215, Instrument Number 2016142216, Instrument Number 2016142217, Instrument Number 2017013324, Instrument Number 2018000839, Instrument Number 2018000840, Instrument Number 2018084717, Instrument Number 2018105750, Instrument Number 2018142894, Instrument Number 2018154491, Instrument Number 2018164671, and Instrument Number 2019007882, Public Records of Sarasota County, Florida.
5. Subject to Terms, Conditions and Restrictive Covenants contained in Section 18.02(b) of that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument Number 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument Number 2009037412 and re-recorded in Instrument Number 2009044358, of the Public Records of Sarasota County, Florida, which contain provisions for use restrictions, and covenants as described in said Section 18.02(b) as contained in the referenced instruments.
6. Drainage Easement in favor of Sarasota County recorded in Instrument Number 2012030631, Public Records of Sarasota County, Florida.
7. 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,

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 703554

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.

8. Recorded Notice of Environmental Resource Permit by the Southwest Florida Water Management District, recorded in Instrument Number 2015143658, Public Records of Sarasota County, Florida.
9. Recorded Notice of Environmental Resource Permit by the Southwest Florida Water Management District recorded in Instrument Number 2016060419, Public Records of Sarasota County, Florida.
10. Ordinance No. 2015-19, City of North Port, Florida, rezoning property, recorded in Instrument Number 2015072676, Public Records of Sarasota County, Florida.
11. Development Agreement Relating to River Road Stormwater Improvements recorded in Instrument Number 2016078402, Public Records of Sarasota County, Florida.
12. Real Property Dedication Agreement recorded in Instrument Number 2016136666, as amended by First Amendment to Real Property Dedication Agreement recorded in Instrument Number 2017082888, together with Assignments of Educational System Impact Fee Credits thereunder recorded in the Official Records as Instrument Number 2017117935, Instrument Number 2017127518, Instrument Number 2017130231, Instrument Number 2017154368, Instrument Number 2018010588, Instrument Number 2018030963, Instrument Number 2018037575, Instrument Number 2018094442, Instrument Number 2018121028, Instrument Number 2018141014, Instrument Number 2019007128, and Instrument Number 2019009298, Public Records of Sarasota County, Florida,
13. Public/Private Stormwater and Recreation Area Easement and Maintenance Agreement Relating to a Joint Use Stormwater Facility in West Villages Village B, recorded in Instrument Number 2016158364, together with Consent to Easement recorded in Instrument Number 2016158366, Public Records of Sarasota County, Florida.
14. Construction and Maintenance Easement Agreement in favor of the West Villages Improvement District, a local unit of special-purpose government, recorded in Instrument Number 2017001563, Public Records of Sarasota County, Florida.
15. Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1) recorded in Instrument Number 2017111576, Public Records of Sarasota County, Florida.
16. Declaration of Consent To Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit of Development No. 1) recorded in Instrument Number 2017111577, Public Records of Sarasota County, Florida.
17. All matters contained on the Plat of OASIS AT WEST VILLAGES, PHASE 1, as recorded in Plat Book 51, Page 231, Public Records of Sarasota County, Florida.
18. Declaration of Restrictions for Oasis at West Villages recorded in Instrument Number 2017159438, as amended in Instrument Number 2018037578, Public Records of Sarasota County, Florida, which contain provisions creating easements and/or assessments.
19. Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 703554

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

OASIS AT WEST
VILLAGES, PHASE 2
A REPLAT OF TRACT 700 OF OASIS AT
WEST VILLAGES, PHASE 1 AS RECORDED
IN PLAT BOOK 51, PAGE 231 IN
SECTIONS 28 & 33, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat, and:

PRIVATE:

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

Does hereby dedicate all 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 _____, ____.

Witnesses:

THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP,
a Florida limited liability limited partnership
By: Thomas Ranch Villages GP, LLC, a Delaware
limited liability company, as General Partner
By: Thomas Ranch Manager, LLC, a
Delaware limited liability company,
as Manager

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

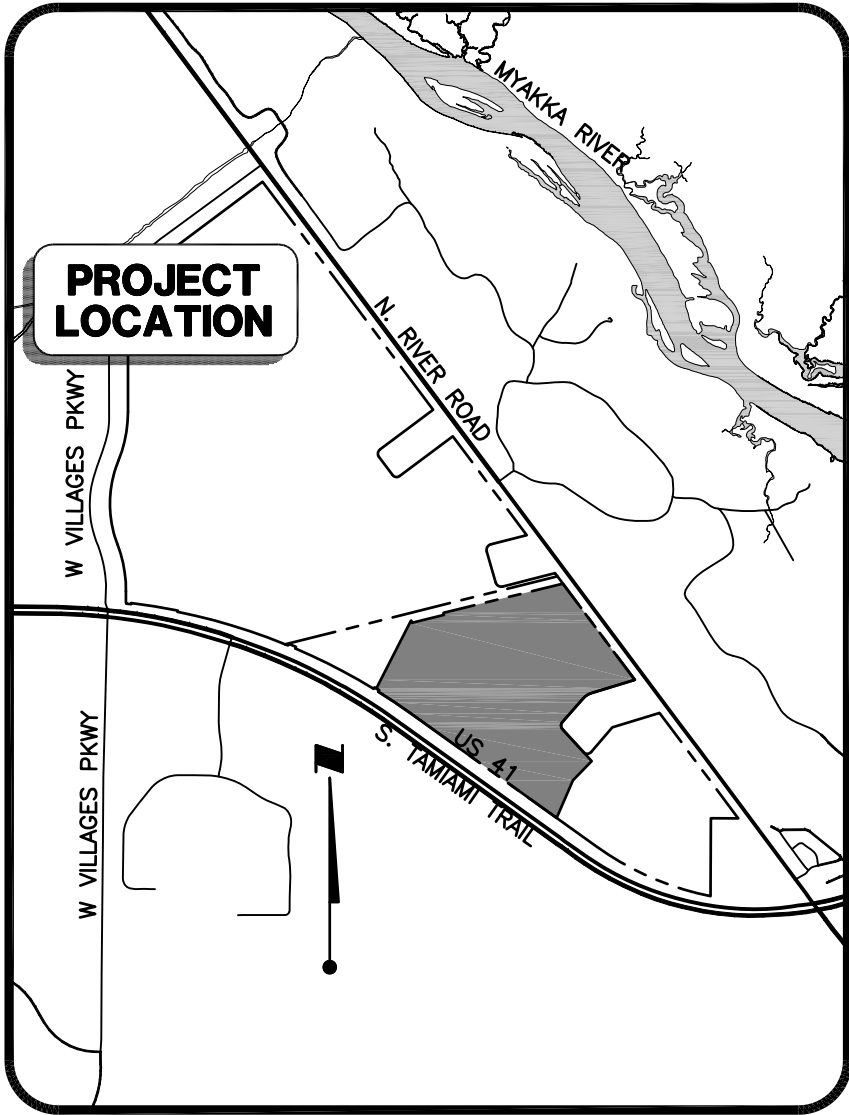
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned notary public, personally appeared Paul Joseph Erhardt, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership, and who acknowledged before me that he executed such Certificate on behalf of the partnership and companies.

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

Notary Public, State of Florida at Large

My commission expires:_____



LOCATION MAP
SCALE: 1"=1,800'

NOTICE

1. The Declaration of Restrictions for Oasis at West Villages was recorded in Official Records as Instrument Number 2017159438, Public Records of Sarasota County, Florida as amended in the First Amendment recorded in the Official Records as Instrument Number 2018037578, Public Records of Sarasota County, Florida (the collectively "Declaration"). An additional amendment to the declaration is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.
2. Tract 301 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.
3. Tract 406 is an open space area, lake maintenance, landscape, drainage and utility easements under the terms of the Declaration, which will be maintained by the Association, and the use of which will be governed by the Declaration.
4. A portion of N-2 Neighborhood 2 of the Village "B" VDPP of West Villages.

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT
ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By:_____

City Engineer

Florida Certificate #_____

Date

CERTIFICATE OF APPROVAL OF THE CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By:_____

City Attorney

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By:_____

Mayor

Date

Attest:_____

City Clerk

Date

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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

By:_____

Chairperson

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

Karen E. Rushing
Clerk of the Circuit Court
Sarasota County, Florida

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes.

Alan K. Fish, PSM Florida
Certificate #3941

Date

CERTIFICATE OF SURVEYOR

I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, that the plat complies with all the survey requirements of Chapter 177, Part One, Florida Statutes and that the Permanent Reference Monuments (PRM's) have been installed. The Permanent Control Points, Lot Corners and Benchmarks will be installed and certified by an official affidavit.

STANTEC CONSULTING SERVICES, INC. L.B.#7866

Date:_____

By:_____

Joseph R. Jasper P.S.M.
Florida Certificate #7168



Stantec

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

Task Code: 845
Project Number: 215612617

OASIS AT WEST
VILLAGES, PHASE 2

A REPLAT OF TRACT 700 OF OASIS
AT WEST VILLAGES, PHASE 1 AS
RECORDED IN PLAT BOOK 51,
PAGE 231 IN SECTIONS 28 & 33,
TOWNSHIP 39 SOUTH, RANGE 20
EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

DESCRIPTION: (Prepared by the Signing Surveyor and Mapper)

Tract 700, Oasis at West Villages, Phase 1 as recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, and lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGINNING at the northeast corner of Tract 404 and northwest corner of Tract 700, of said Oasis at West Villages, Phase 1 as recorded in Oasis at West Villages, Phase 1; thence N.75°58'37"E., a distance of 854.68 feet to a point on the west right-of-way line of North River Road (County Road No.777)(variable width public right-of-way, Official Records Instrument Number 2008060371, and Road Plat Book 2, Page 44); the following five (5) calls are along west right-of-way line of North River Road, Official Records Instrument Number 2008060371: (1) thence S.36°46'13"E., a distance of 1,095.83 feet; (2) thence S.73°00'34"W., a distance of 437.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 154.99 feet and a central angle of 31°41'04"; (3) thence southwesterly along the arc of said curve, a distance of 85.71 feet, said curve having a chord bearing and distance of S.57°10'04"W., 84.62 feet, to the end of said curve; (4) thence S.41°19'36"W., a distance of 302.82 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 38°25'05"; (5) thence southerly along the arc of said curve, a distance of 33.53 feet, said curve having a chord bearing and distance of S.22°06'59"W., 32.90 feet, to the end of said curve; thence N.87°05'34"W. along a line non-tangent to said curve, a distance of 10.00 feet; thence S.43°18'02"W., a distance of 60.62 feet; thence S.24°44'37"W., a distance of 143.17 feet; thence N.65°15'23"W., a distance of 165.64 feet to the point of curvature of a curve to the left having a radius of 750.00 feet and a central angle of 11°54'13"; thence westerly along the arc of said curve, a distance of 155.82 feet to the end of said curve; thence N.24°44'37"E. along a line non-tangent to said curve, a distance of 132.42 feet; thence N.25°34'49"E., a distance of 31.96 feet to the point of curvature of a curve to the right having a radius of 610.00 feet and a central angle of 15°44'47"; thence northeasterly along the arc of said curve, a distance of 167.64 feet to the point of tangency of said curve; thence N.41°19'36"E., a distance of 321.58 feet to the point of curvature of a curve to the right having a radius of 485.00 feet and a central angle of 11°54'11"; thence northeasterly along the arc of said curve, a distance of 100.76 feet to the point of tangency of said curve; thence N.53°13'47"E., a distance of 83.03 feet; thence N.28°58'21"W., a distance of 80.65 feet; thence N.36°46'13"W., a distance of 238.33 feet to the point of curvature of a curve to the left, having a radius of 145.00 feet and a central angle of 67°15'11"; thence westerly along the arc of said curve, a distance of 170.20 feet to the point of tangency of said curve; thence S.75°58'37"W., a distance of 513.56 feet; thence N.14°01'23"W., a distance of 132.00 feet; thence N.75°58'37"E., a distance of 21.52 feet; thence N.14°01'23"W., a distance of 180.00 feet; thence N.14°02'13"W., a distance of 10.00 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:

1. Bearings shown hereon are arbitrary and are based on the westerly right-of-way line of North River Road (County Road No. 777) having a bearing of S36°46'13"E and do not refer to the true meridian.
2. Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet (NAVD) of 1988. To convert to National Geodetic Vertical Datum (NGVD) of 1929, add 1.11 feet.
3. Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
4. The plat boundary contains 830,041 square feet or 19.0551 acres, more or less.

FLOOD ZONE:

The lands shown hereon are situated in Flood Zone "AE" (EI.7) with a base flood elevation of 7 feet, North American Vertical Datum (NAVD) of 1988, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F and Community-Panel Number 12115C370F, effective 11/4/2016.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

There are hereby expressly reserved to THOMAS RANCH LAND PARTNERS VILLAGE I, LLLP, a Florida limited liability limited partnership (the "Company"), its successors or assigns, easements of ten (10) feet in width along all front lot lines, two and one half (2.5) feet in width along all side lot lines, and five (5) feet in width along all rear lot lines for the express purpose of accommodating surface and underground drainage and underground utilities. Where more than one lot or parts of one or more lots are intended as a building site, only the outside boundaries of the building site shall carry said easements.

UTILITY EASEMENTS

The Company does hereby grant nonexclusive easements to the City of North Port; Florida Power and Light Company; Comcast Cablevision of West Florida, Inc.; and other authorized utility companies for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company, Oasis 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 only of the building site shall carry said easements.

LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS

The Company does hereby grant nonexclusive maintenance, landscaping, drainage and utility easements over and across each area depicted on this plat as a "Landscape, Drainage and Utility Easement" to the Association and the District as necessary to install and maintain landscaping and other improvements and to maintain the drainage and stormwater retention areas and facilities on Tract 406 as shown on this plat.

ACCESS EASEMENT

The Company does hereby a grant a nonexclusive easement for ingress and egress to the District; the Association; all owners of the property in Oasis at West Villages, a subdivision, and their guests, licensees, invitees, successors, and assigns; all utilities serving the subdivision; all emergency and law enforcement personnel serving the subdivision; and all other persons providing essential services to the subdivision over and across Tract 301 and the area depicted on this plat as an "Access Easement."

DRAINAGE EASEMENTS

The Company does hereby grant nonexclusive drainage easements to the District for stormwater drainage purposes over, under, and across each area depicted on this plat as a "Drainage Easement."

LAKE MAINTENANCE ACCESS EASEMENTS

The Company does hereby grant nonexclusive maintenance access easements over and across each area depicted on this plat as a "Lake Maintenance Access Easement" to the Association and the District to maintain the drainage and stormwater retention areas.



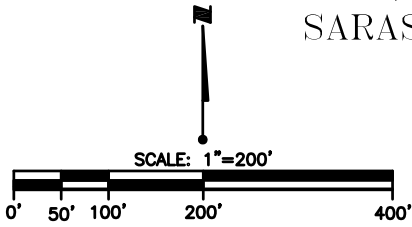
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Licensed Business Number 7866

Task Code: 830
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 2

A REPLAT OF TRACT 700 OF OASIS AT WEST VILLAGES, PHASE 1 AS RECORDED IN PLAT BOOK 51, PAGE 231 IN SECTIONS 28 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LEGEND:

- ✓ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
- = 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#043 SARCO RW) UNLESS NOTED OTHERWISE
- = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- D = CENTRAL ANGLE
- L = ARC LENGTH
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BEARING
- C# = CURVE # (SEE CURVE TABLE)
- L# = LINE # (SEE LINE TABLE)
- O.R.BK = OFFICIAL RECORDS BOOK
- O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
- LB# = LICENSED BUSINESS NUMBER
- NT = NON-TANGENT
- DISTRICT = WEST VILLAGES IMPROVEMENT DISTRICT

SURVEYORS NOTES:

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RENAISSANCE AT WEST VILLAGES, PHASE 1
BOOK 51, PAGE 1

PARK
ORI#2016046992

RIGHT-OF-WAY PARCEL
O.R.I.#2008060371

POINT OF BEGINNING

NORTHEAST CORNER OF TRACT 404
AND NORTHWEST CORNER OF TRACT 700,
OASIS AT WEST VILLAGES, PHASE 1
PLAT BOOK 51, PAGE 231
N=987298.34
E=555228.50

SOUTH LINE OF SECTION 28,
TOWNSHIP 39 SOUTH, RANGE
20 EAST & NORTH LINE OF
SECTION 33, TOWNSHIP 39
SOUTH, RANGE 20 EAST










LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°05'34"W	10.00'
L2	S43°18'02"W	60.62'
L3	S24°44'37"W	143.17'
L4	N65°15'23"W	165.64'
L5	N24°44'37"E	132.42'
L6	N25°34'49"E	31.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N53°13'47"E	83.03'
L8	N28°58'21"W	80.65'
L9	N14°01'23"W	132.00'
L10	N75°58'37"E	21.52'
L11	N14°01'23"W	180.00'
L12	N14°02'13"W	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	154.99'	31°41'04"	85.71'	84.62'	S57°10'04"W
C2	50.00'	38°25'05"	33.53'	32.90'	S22°06'59"W
C3	750.00'	11°54'13"	155.82'	155.54'	N71°12'29"W
C4	610.00'	15°44'47"	167.64'	167.12'	N33°27'13"E
C5	485.00'	11°54'11"	100.76'	100.58'	N47°16'42"E
C6	145.00'	67°15'11"	170.20'	160.60'	N70°23'48"W

LEGEND:

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

SF = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
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L = ARC LENGTH
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DISTRICT
LMAE = LAKE MAINTENANCE ACCESS
FASMENT

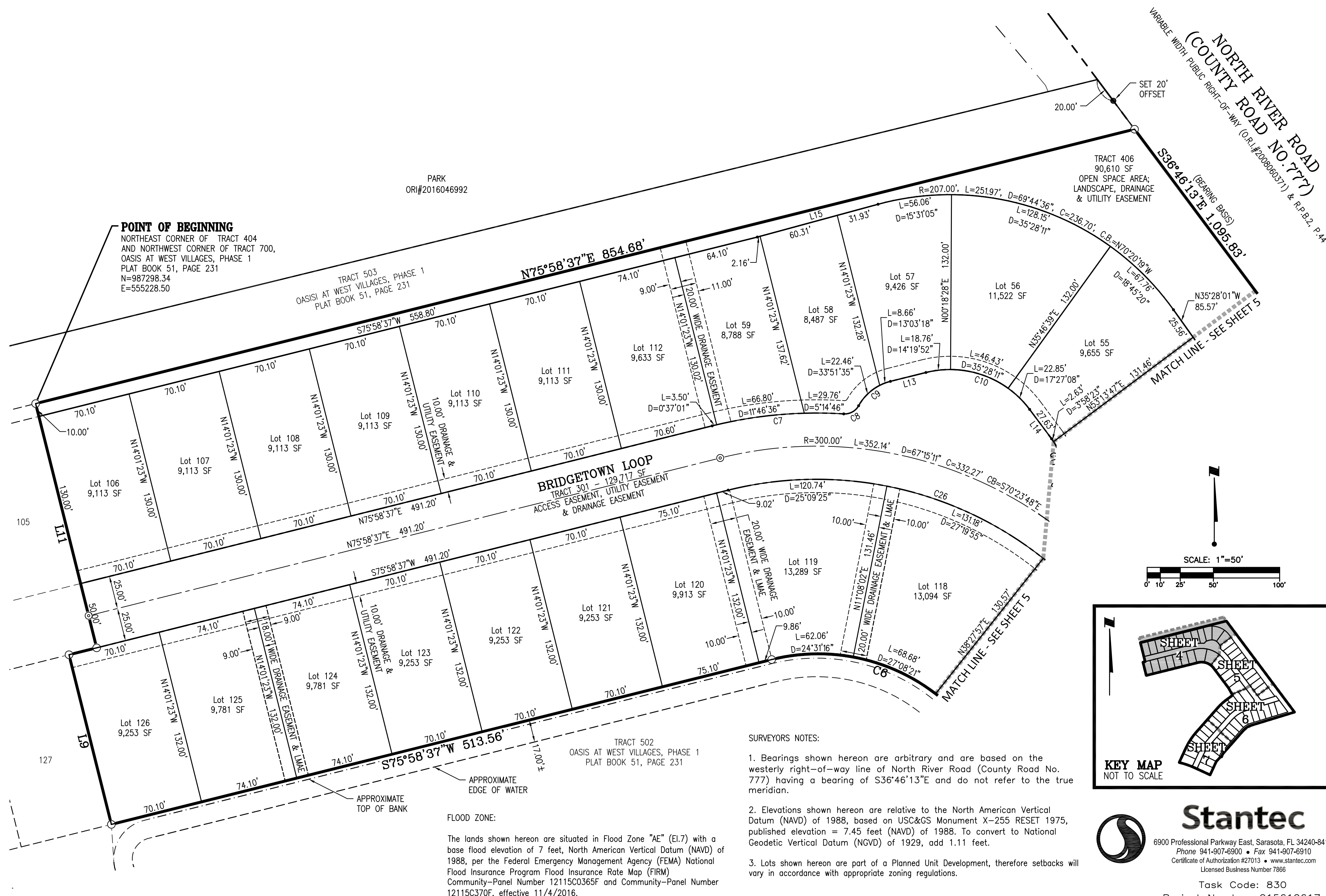
LINE TABLE		
LINE	BEARING	DISTANCE
L9	N14°01'23"W	132.00'
L11	N14°01'23"W	180.00'
L13	N75°58'37"E	27.63'
L14	S36°46'13"E	27.63'
L15	S74°47'24"W	94.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	145.00'	67°15'11"	170.20'	160.60'	N70°23'48"W
C7	325.00'	17°38'24"	100.06'	99.66'	N84°47'49"E
C8	12.00'	64°33'17"	13.52'	12.82'	N61°20'22"E
C9	38.00'	46°54'53"	31.12'	30.25'	N52°31'10"E
C10	75.00'	67°15'11"	88.03'	83.07'	S70°23'48"E
C26	275.00'	67°15'11"	322.79'	304.58'	N70°23'48"W

PLAT BOOK ____, PAGE ____
SHEET 4 OF 7

OASIS AT WEST
VILLAGES, PHASE 2

A REPLAT OF TRACT 700 OF OASIS
AT WEST VILLAGES, PHASE 1 AS
RECORDED IN PLAT BOOK 51,
PAGE 231 IN SECTIONS 28 & 33,
TOWNSHIP 39 SOUTH, RANGE 20
EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA



SURVEYORS NOTES:

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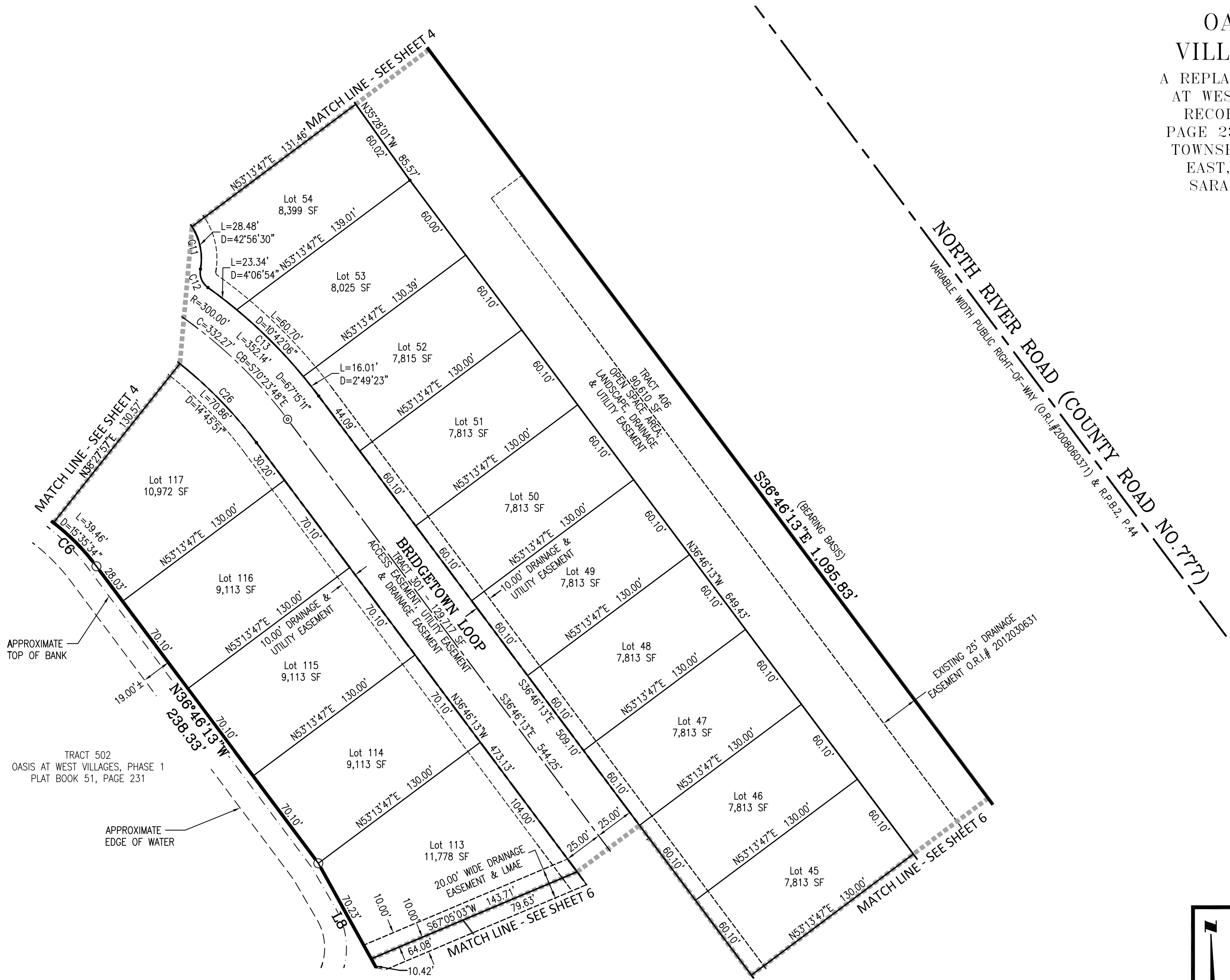
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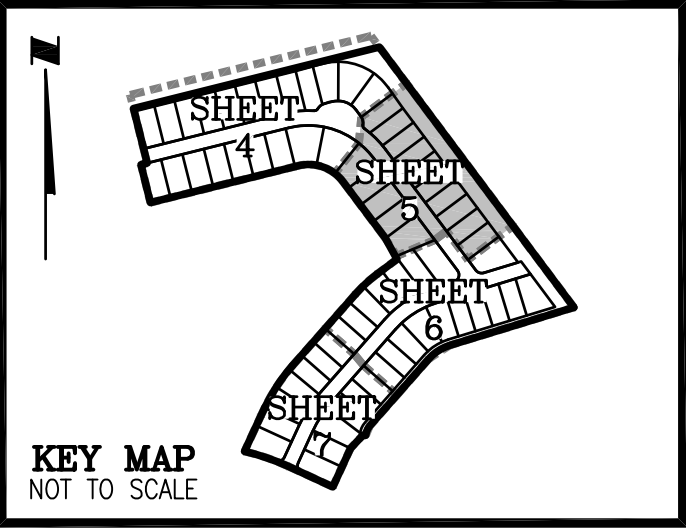
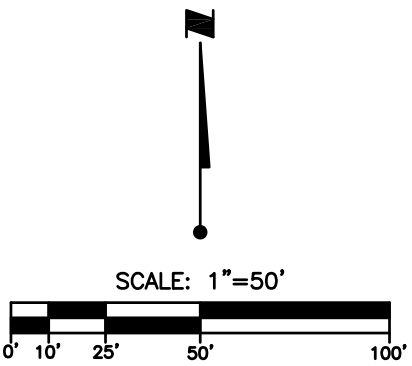
Task Code: 830
Project Number: 215612617

OASIS AT WEST VILLAGES, PHASE 2

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- LEGEND:
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 - PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866)
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 - 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
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 - RADIAL LINE
 - OVERALL DISTANCE
 - CENTRAL ANGLE
 - ARC LENGTH
 - RADIUS
 - CHORD DISTANCE
 - CHORD BEARING
 - CURVE # (SEE CURVE TABLE)
 - LINE # (SEE LINE TABLE)
 - OFFICIAL RECORDS BOOK
 - OFFICIAL RECORDS INSTRUMENT NUMBER
 - LICENSED BUSINESS NUMBER
 - NON-TANGENT
 - WEST VILLAGES IMPROVEMENT DISTRICT
 - LAKE MAINTENANCE ACCESS EASEMENT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	145.00'	67°15'11"	170.20'	160.60'	N70°23'48"W
C11	38.00'	46°54'53"	31.12'	30.25'	S13°18'46"E
C12	12.00'	64°33'17"	13.52'	12.82'	S22°07'58"E
C13	325.00'	17°38'24"	100.06'	99.66'	S45°35'24"E
C26	275.00'	67°15'11"	322.79'	304.58'	N70°23'48"W

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N28°58'21"W	80.65'

FLOOD ZONE:
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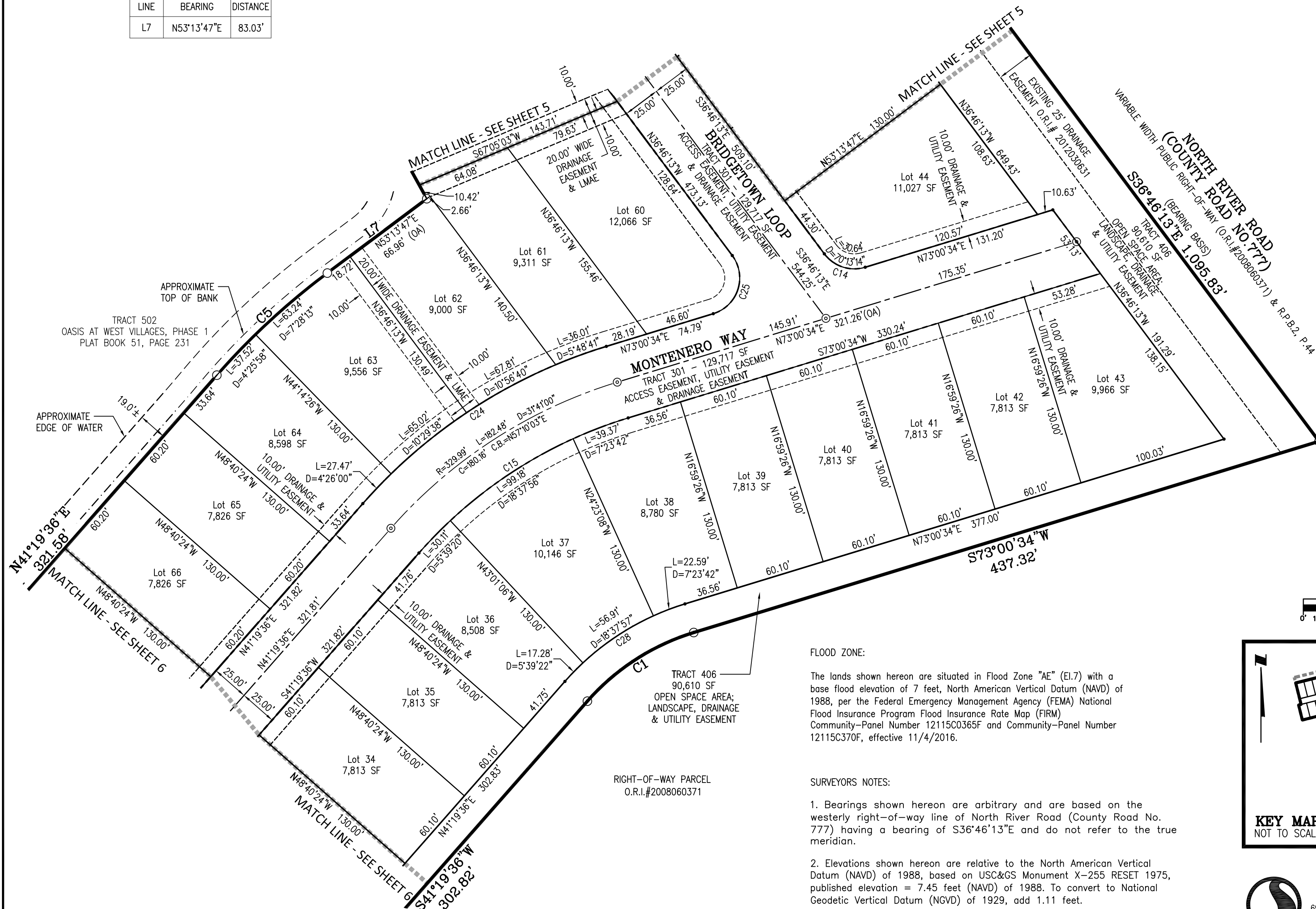
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
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C5	485.00'	11°54'11"	100.76'	100.58'	N47°16'42"E
C14	25.00'	70°13'14"	30.64'	28.76'	S71°52'50"E
C15	305.00'	31°40'58"	168.65'	166.51'	S57°10'05"W
C24	355.00'	31°40'58"	196.30'	193.81'	N57°10'05"E
C25	25.00'	109°46'46"	47.90'	40.90'	N18°07'10"E
C28	174.99'	31°40'53"	96.76'	95.53'	N57°10'05"E

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N53°13'47"E	83.03'

LEGEND:

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KEY MAP
NOT TO SCALE



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OASIS AT WEST VILLAGES, PHASE 2

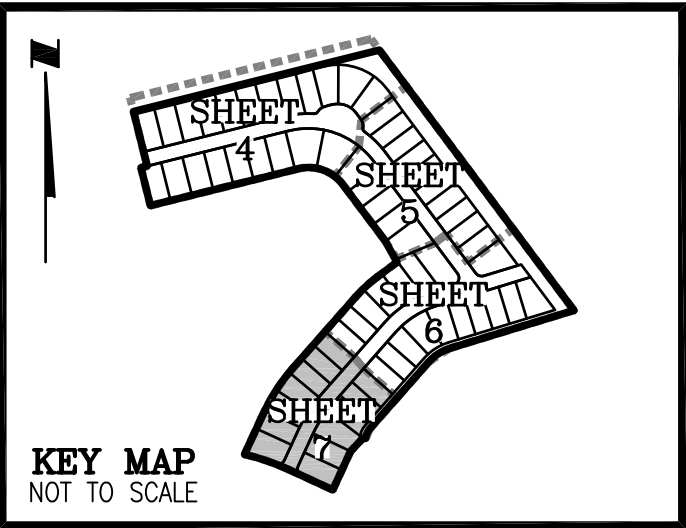
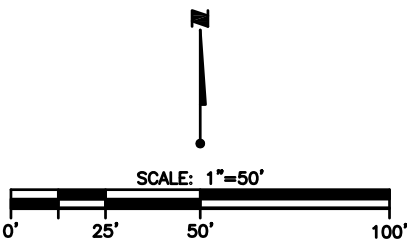
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C16	430.00'	16°34'58"	124.45'	124.02'	S33°02'07"W
C17	25.00'	90°00'00"	39.27'	35.36'	S20°15'23"E
C18	750.00'	3°39'07"	47.80'	47.80'	N67°04'56"W
C19	25.00'	86°20'53"	37.68'	34.21'	N67°55'04"E
C23	480.00'	16°34'58"	138.92'	138.44'	N33°02'07"E
C27	70.00'	47°16'20"	57.75'	56.13'	N17°41'26"E

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Van Buskirk / Fish & Associates, Inc.

Surveyors - Mappers - Development Consultants

12450 TAMiami TRAIL UNIT C, NORTH PORT, FLORIDA 34287

PHONE: 941.426.0681 FAX: 941.426.6101 E-MAIL: landsurveyor@vbfainc.com

April 30, 2019

Joshua Pelfrey
City of North Port Planning Dept.
4970 City Hall Blvd.
North Port, FL. 34286
E-Mail: [\[jpelfrey@cityofnorthport.com\]](mailto:jpelfrey@cityofnorthport.com)

RE: Review of proposed Record Plat of "Oasis at West Villages, Phase 2" in the City of North Port, Florida.

Joshua,

I have performed a review for conformance with Chapter 177, Part I, Florida Statutes of the above referenced Plat and found the Plat to be in conformance with said Part.

This review was performed to determine compliance with Chapter 177, Part I, Florida Statutes only and does not include verification of the absence of any underlying easements, installation of PRM's or checking of the mathematical data contained within the plat. The correctness of said data is the responsibility of the certifying Surveyor.

Respectfully yours,
Van Buskirk / Fish & Associates, Inc.

Alan K. Fish, PSM
Registered Professional Surveyor & Mapper
Florida Certificate # 3941