

STAFF REPORT

Islandwalk, Phase 6

Final Plat

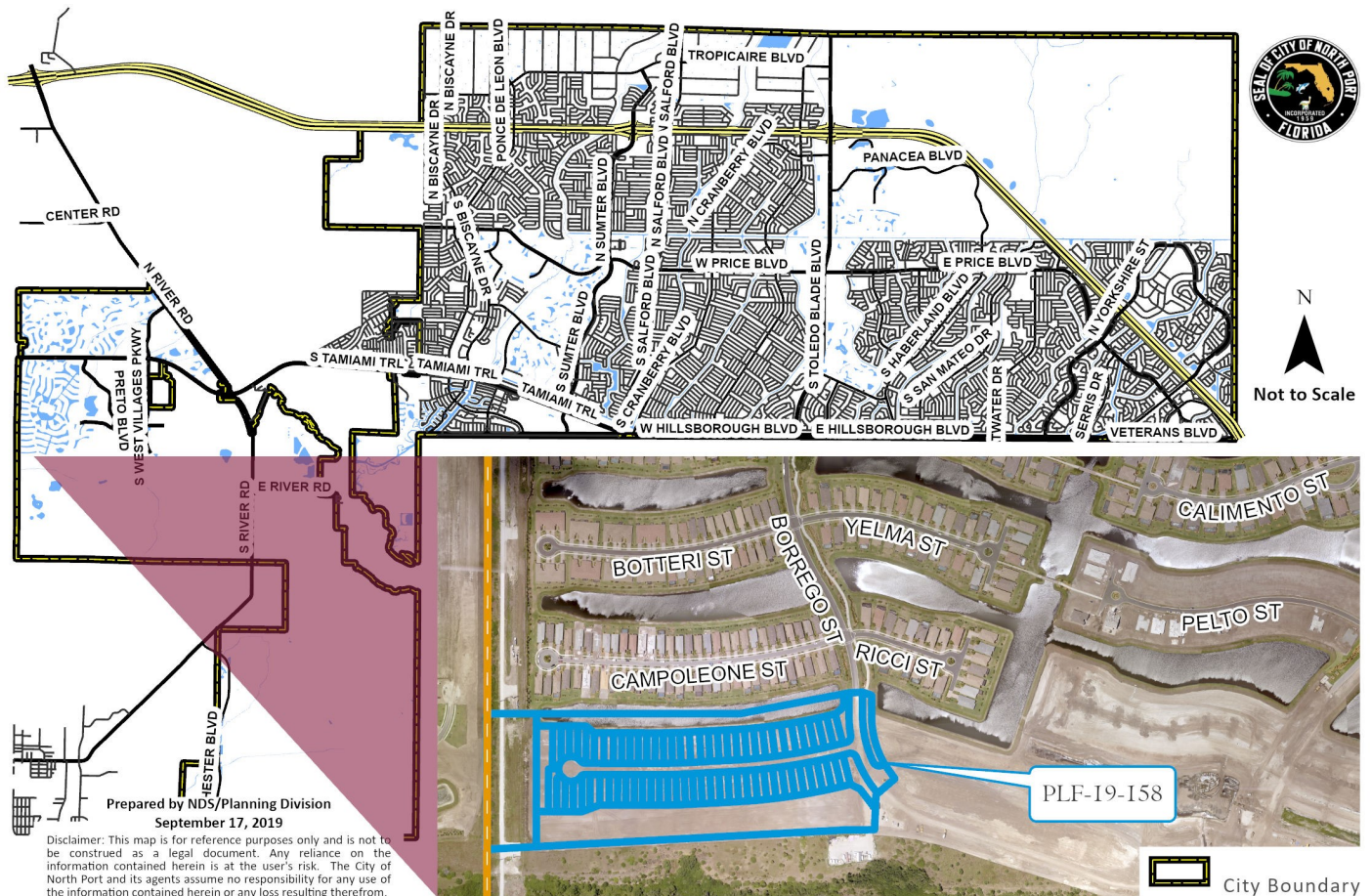
From: Sherry Willette-Grondin, Zoning Coordinator

Thru: Nicole Galehouse, AICP, Planning Manager

Frank Miles, MPA, Director,

Neighborhood Development Services

Date: September 13, 2019



PROJECT:	PLF-19-158, Islandwalk at the West Villages, Phase 6 (QUASI-JUDICIAL)
REQUEST:	Approval of final plat for Islandwalk, Phase 6
APPLICANT:	Strickland T. Smith, P.E., representative of Heidt Design LLC, on behalf of Divosta Homes LP
OWNER:	Divosta Homes LP
LOCATION:	Islandwalk Phase 6 is located off Tantino Drive south of Campoleone Street and west of Borrego Street in Village C.
PROPERTY SIZE:	± 22.856 Acres
ZONING:	Village (V)

I. BACKGROUND

In 2019, the Subdivision (SCP-17-196) and Infrastructure Plans (INF-17-195) for Islandwalk, Phase 6 were approved by staff. This project adds 66 single family lots and the associated right-of-way and drainage. The total site contains approximately \pm 22.856 acres.

A surety bond for INF-17-195 in the amount of \$921,455.10 has been received by the City of North Port.

II. STAFF ANALYSIS & FINDINGS

2019 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-19-158 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 for conformance with the approved subdivision plan.

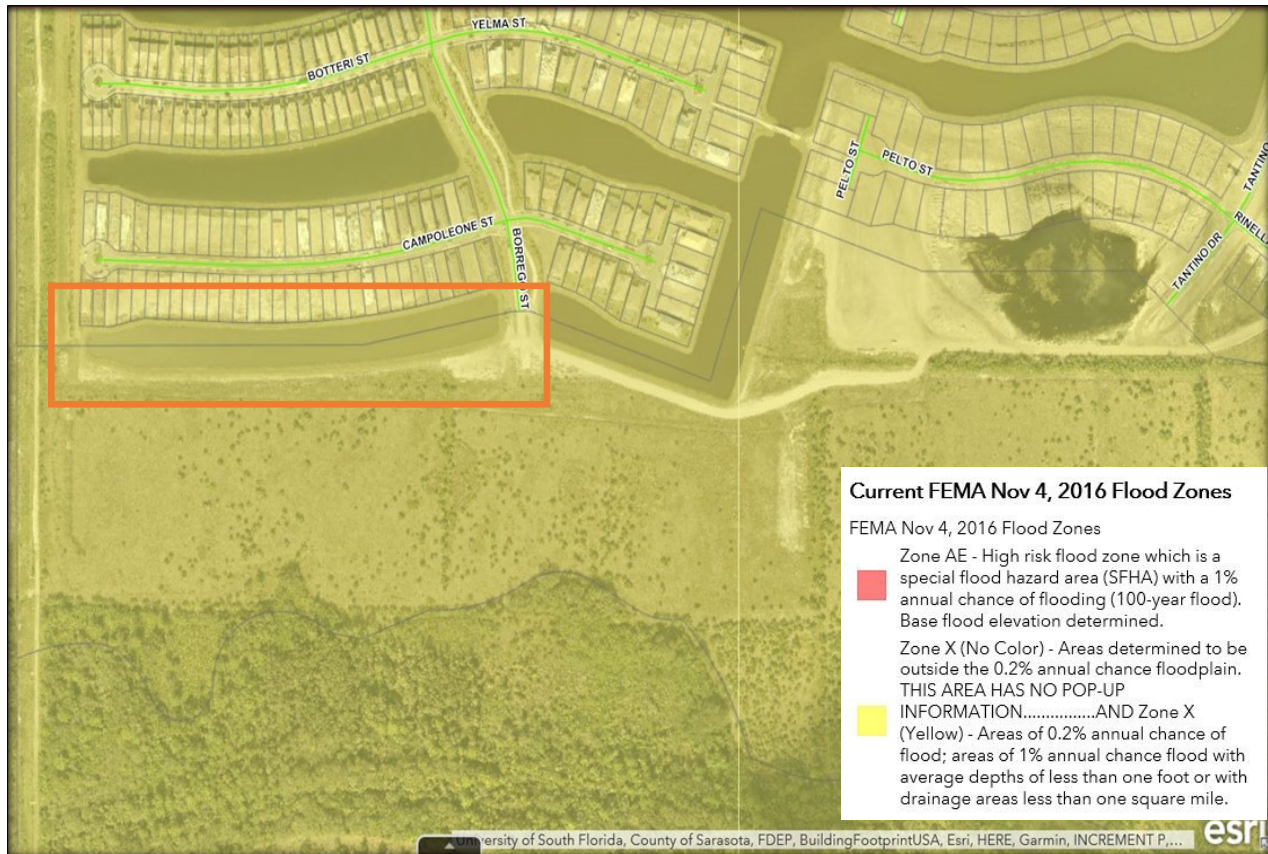
Conclusion: PLF-19-158 conforms with the approved subdivision plans.

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 X Shaded (Areas of 0.2% annual chance of flood), According to flood insurance rate map for Sarasota County, FL and unincorporated Areas, Community Panel Number 12115C0365F, effective November 4, 2016.



III. Lots of the West Villages

There is a cap of 2,399 lots allowed within Islandwalk of the West Villages.

Of that number, 2,221 have already been platted in other Islandwalk phases.

Islandwalk Phase 6 will plat 66 additional lots, bringing the total number of platted lots to 2,287 with only 112 unallocated lots remaining.

IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. PLF-19-158, Islandwalk, Phase 6, 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-19-158 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	October 3, 2019 9:00 AM or as soon thereafter
City Commission Public Hearing	October 22, 2019 6:00 PM or as soon thereafter

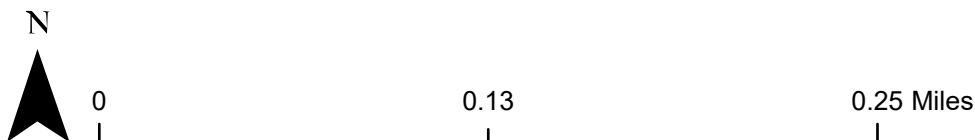
VII. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	Plat
E.	City Surveyor's E-mail



Legend

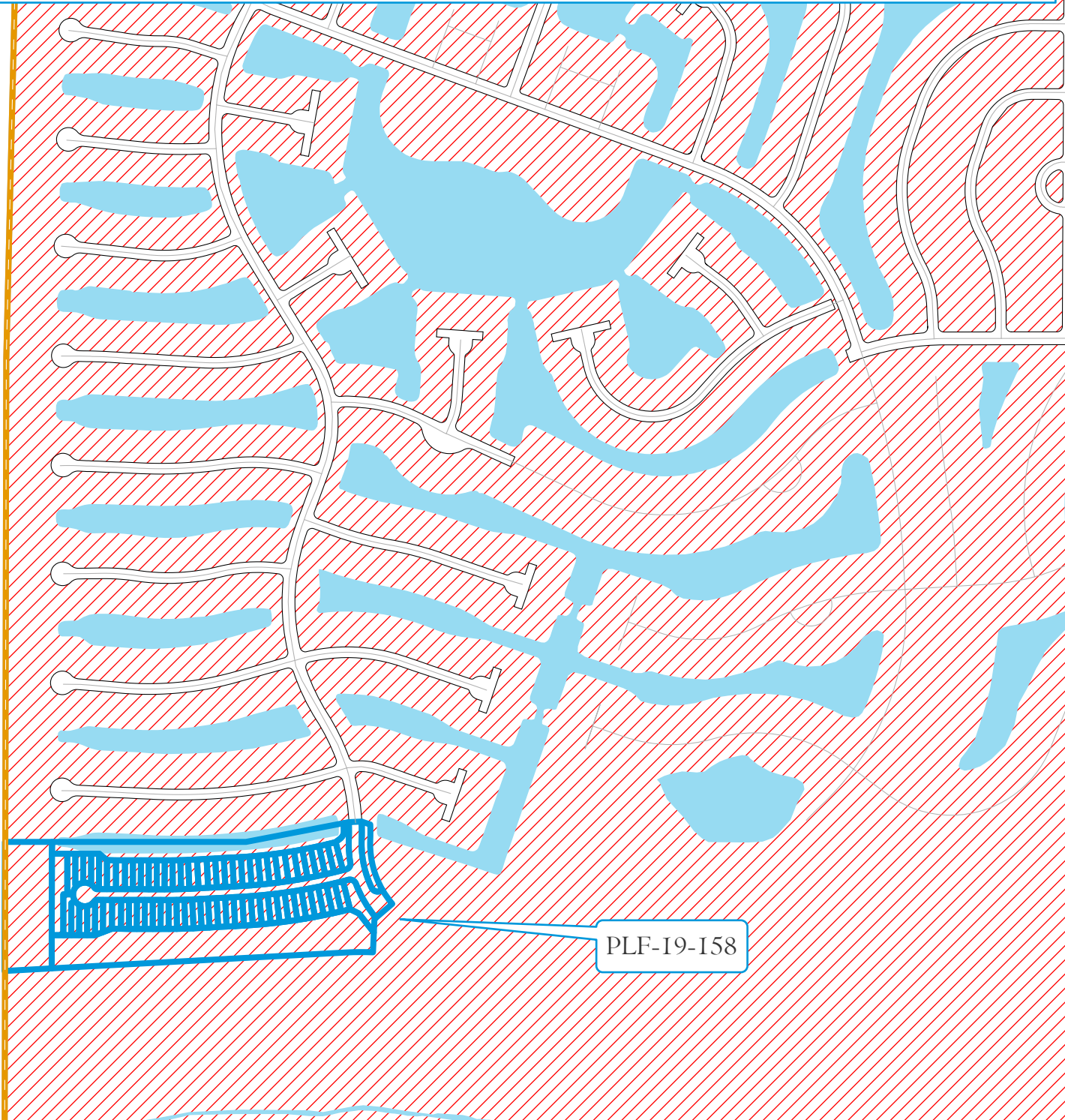
 City Boundary



Prepared by NDS/Planning Division
September 17, 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

Property Data Source: Sarasota County Property Appraiser



0 250 500 Feet

Legend

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
September 17, 2019

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

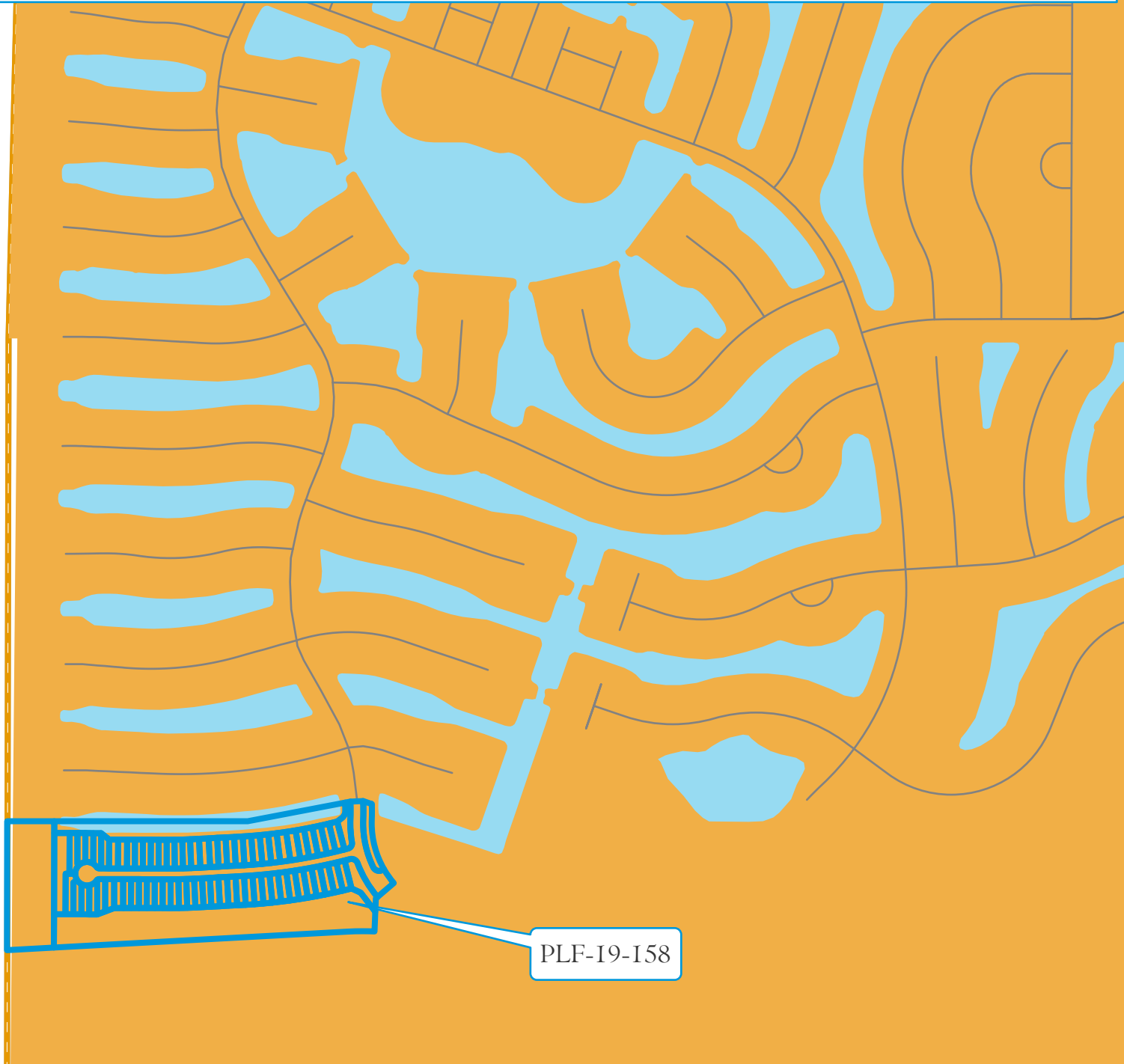
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Property Data Source: Sarasota County Property Appraiser

Exhibit A - Map Gallery CURRENT ZONING

'Village'

PLF-19-158, Islandwalk Phase 6



0 0.13 0.25 Miles



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.



Legend

- 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

Prepared by NDS/Planning Division
September 17, 2019

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Property Data Source: Sarasota County Property Appraiser

P:\Development Review Committee\PLF\PLF-19-158, Islandwalk Phase 6

Exhibit B - Affidavit

AFFIDAVIT

I (the undersigned), Michael Woolery 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 3rd day of July, 20 19

Michael Woolery
Signature of Applicant or Authorized Agent

MICHAEL WOOLERY - V.P. OF LAND ACQUISITION
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 3rd day of July, 20 19, by

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

did/did not take an oath.

Michelle Platke
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Michael Woolery, property owner(s),
hereby authorize HEIOT DESIGN, LLC to act as Agent/Applicant on our behalf
to apply for this petition on the property described as (legal description) _____

Michael Woolery
Signature of Owner

7-3-19
Date

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 3rd day of July, 20 19, by

Michael Woolery who is personally known to me or has produced
as identification, and who did

not take an oath.

Michelle Platke
Signature - Notary Public

(Place Notary Seal Below)



Exhibit B - Affidavit

Prepared by and return to:
Scott Clements
Area General Counsel
DiVosta Homes
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Vice President, Area General Counsel, and Assistant Secretary of **Divosta Homes Holdings LLC**, a Delaware limited liability company (the "LLC"), and the LLC is the General Partner of **Divosta Homes, L.P.**, a Delaware limited partnership (the "Partnership"). The LLC has full authority to execute instruments on behalf of the Partnership and to fully bind the Partnership on such instruments.
3. The Partnership was formed under that certain Limited Partnership Agreement dated December 18, 2003 (the "Partnership Agreement").
4. The Partnership Agreement has not been changed or amended and is currently in full force and effect.
5. The individuals identified below have been duly authorized to execute documents on behalf of the LLC, as General Partner of the Partnership, in accordance with the Signing Power Resolutions adopted by the LLC as of September 10, 2009, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC, as General Partner of the Partnership, are binding upon the Partnership:

Peter Keane	Area President (Florida)
Brian Yonaley	Area Vice President – Finance (Florida)
Rich McCormick	Division President (Southwest Florida)
Anthony L. Schutt	Vice President – Finance (Southwest Florida)
Ella Fleming	Division Controller (Southwest Florida)
Daniel Bryce Langen	Vice President – Finance and Treasurer
Michael Woolery	Vice President – Land Acquisition (Southwest Florida) and/or Director – Land Development (Southwest Florida)
Mike Hueniken	Director – Land Development (Southwest Florida)
Scott Brooks	Director – Land Development (Southwest Florida)
Keith Stewart	Vice President – Construction Operations (Southwest Florida)
Joshua Graeve	Vice President – Sales (Southwest Florida)
Justin Wood	General Sales Manager (Southwest Florida)
Carissa Anderson	General Sales Manager (Southwest Florida)
George Zalucki	General Sales Manager (Southwest Florida)
Matt Peacock	General Sales Manager (Southwest Florida)
Scott Clements	Vice President and Assistant Secretary

Additionally and specifically, **Mary Nocera** and **Laura Ray**, in their respective capacities as **Closing/Homebuyer Coordinators**, and **Carissa Anderson**, **Justin Wood**, **Matt Peacock**, and **George Zalucki**, in their respective capacities as **General Sales Managers**, have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, as General Partner of the Partnership, and such documents, properly executed by such individuals on behalf of the LLC as General Partner of the Partnership, are binding upon the Partnership. Any above-described documents properly executed prior to the date of this Affidavit by **Nicole Freitas**, as **Sales**


Exhibit B - Affidavit

Accounting Manager and/or Laura Ray as Administrative Manager, on behalf of the LLC, as General Partner of the Partnership, are and will remain binding upon the Partnership.

6. The Signing Powers Resolution, Paragraph C., **RESOLUTIONS**, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
- A. Omission of the words "Gulf Coast," "North Florida," "West Florida," "Florida," "Southeast Florida" or "Southwest Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
 - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Southwest Florida-level) Vice President – Finance or a Director of Finance;
 - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Southwest Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
 - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Southwest Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
 - E. Division/Project Controller shall also mean either Division Controller or Project Controller;
 - F. Division VP of Sales shall also mean Vice President – Sales.
7. The name of the sole general partner of the Partnership is DiVosta Homes Holdings LLC, a Delaware limited liability company.
8. Neither the Partnership nor any partner has been a debtor in a bankruptcy proceeding during the existence of the Partnership.
9. Neither the LLC nor the Partnership has ever been dissolved.
10. This Affidavit is given for the purposes of evidencing incumbency and authority of the employees named above and for identifying the partner in the Partnership.


Scott M. Clements

Sworn to and subscribed before me this 14th day of December, 2017, by Scott M. Clements, Vice President, Area General Counsel, and Assistant Secretary of Divosta Homes Holdings LLC, a Delaware limited liability company, on behalf of the LLC, as General Partner of Divosta Homes, L.P., a Delaware limited partnership, on behalf of the Partnership, who is personally known to me.


Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: FF942099
Commission Expires: 01/23/2020

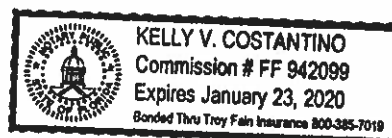


Exhibit B - Affidavit

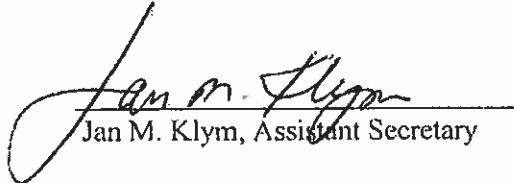
EXHIBIT A
SIGNING POWER RESOLUTIONS

Exhibit B - Affidavit

**CERTIFIED RESOLUTIONS
OF THE BOARD OF MANAGERS OF
DIVOSTA HOMES HOLDINGS LLC**

I, Jan M. Klym, hereby certify that I am a duly elected and acting Assistant Secretary of DIVOSTA HOMES HOLDINGS LLC, a Delaware limited liability company, as General Partner of DiVosta Homes, L.P.; that attached is a true copy of the resolutions adopted by the Board of Managers of the Company at a special meeting duly called and held on September 10, 2009, in accordance with the provisions of the Delaware Limited Liability Company Act; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said Company.

IN WITNESS WHEREOF, I have here unto set my hand this 10th day of September, 2009.


Jan M. Klym, Assistant Secretary

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

On September 10, 2009, before me, Donna Marie Matyanowski, a Notary Public in and for said State, personally appeared Jan M. Klym, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

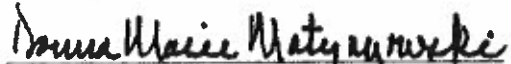

Donna Marie Matyanowski, Notary Public
Oakland County, Michigan
My Commission Expires: 05/25/2013

Exhibit B - Affidavit

DIVOSTA HOMES HOLDINGS, LLC

SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

“signing power” means the power and authority to execute and deliver an agreement, instrument or other document.

“General Signing Power” means signing power relating to the ordinary course of business of DIVOSTA HOMES HOLDINGS, LLC (the “Company”) generally, without restriction to a particular Division or project, both in the Company’s own capacity and as general partner of DiVosta Homes, L.P., a Delaware Limited Partnership, and/or in any instances where it is the managing partner or managing member of a joint venture (the “Partnership”).

“Division Specific Signing Power” means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company’s own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company’s own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: “Other title(s) or person(s) designated in writing by . . .”.

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

Exhibit B - Affidavit

Development of Real Property

- I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

Exhibit B - Affidavit

Storm Water Management

- II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

- III. Contracts for the sale of residential homes or lots to consumers (not to another business).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC or CTX Mortgage Company, LLC: Vice President, Branch Manager and Assistant Secretary

Exhibit B - Affidavit

	Any of the following employees of either Sun City Title Agency, Inc. or PHC Title Corporation: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

- IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC or CTX Mortgage Company, LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PHC Title Corporation: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

Exhibit B - Affidavit

Closing of the Purchase and Sale of Real Property

- V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

- VI. Documents related to any of the following real property financings and land banking transactions:

- a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.
- b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

“Special Taxing District Financing” means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

- c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remargining guarantees and environmental indemnities in connection with development financing.

Exhibit B - Affidavit

- d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

Licenses

- VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

Exhibit B - Affidavit

CC&Rs

- VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of September 10, 2009.

* * * * *

Exhibit C - Title Assurance

TITLE OPINION

ISLANDWALK AT THE WEST VILLAGES, PHASE 6

This opinion is provided pursuant to Section 177.041, Florida Statutes, to:

City of North Port

On this 2nd day of July, 2019, I, Steven M. Falk, a licensed attorney authorized to practice in the State of Florida, reviewed a Title Search Report from Attorneys' Title Fund Services, LLC, #746920 dated June 21, 2019, with an effective date of June 11, 2019 at 11:00 p.m. ("Effective Date"), with respect to the real property described in the attached Exhibit "A", which is incorporated herein by reference, said land being located in Sarasota County, Florida ("Property"). Based solely upon my review of the Title Search Report and assuming the accuracy of the information contained therein, it is our opinion that as of the Effective Date:

The record title to the Property is vested in DiVosta Homes, L.P., a Delaware limited partnership

Said record title holder has a fee simple title thereto, subject, however to the following qualifications as of the Effective Date, as set forth on the attached Exhibit "B". Taxes due and payable for 2018 and the years prior to 2018 have been paid. There are no mortgages not satisfied or released nor otherwise terminated by law.

Not covered in this Title Opinion are: rights of parties under unrecorded purchase agreements, easements or leases, if any; and facts that might be disclosed by an accurate survey or personal inspection of the Property.

Respectfully submitted,



Steven M. Falk, Esq.
Florida Bar #930570
Falk Law Firm, P.A.
7400 Tamiami Trail North, Suite 103
Naples, FL 34108
(239) 596-8400

Exhibit C - Title Assurance

EXHIBIT "A"

DESCRIPTION: A parcel of land lying in Section 6, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of ISLANDWALK AT THE WEST VILLAGES, PHASE 4, according to the plat thereof, as recorded in Plat Book 50, Pages 38 through 38P, inclusive, of the Public Records of Sarasota County, Florida, run thence along the Southerly boundary thereof the following four (4) courses: 1) S.90°00'00"E., a distance of 1125.00 feet; 2) N.79°07'31"E., a distance of 488.26 feet; 3) N.87°21'47"E., a distance of 60.00 feet; 4) S.71°12'14"E., a distance of 42.85 feet to the Northwest corner of ISLANDWALK AT THE WEST VILLAGES, PHASE 8, according to the plat thereof, as recorded in Plat Book __, Pages __ through __, inclusive, of the Public Records of Sarasota County, Florida; thence along the Westerly boundary of said ISLANDWALK AT THE WEST VILLAGES, PHASE 8 the following four (4) courses: 1) Southerly, 74.14 feet along the arc of a non-tangent curve to the right having a radius of 1070.00 feet and a central angle of 03°58'13" (chord bearing S.00°11'12"W., 74.13 feet); 2) Southerly, 320.55 feet along the arc of a reverse curve to the left having a radius of 430.00 feet and a central angle of 42°42'43" (chord bearing S.19°11'03"E., 313.18 feet); 3) S.49°27'36"W., a distance of 110.00 feet; 4) S.02°23'49"W., a distance of 154.99 feet to the Southwest corner of said ISLANDWALK AT THE WEST VILLAGES, PHASE 8; thence Westerly, 126.67 feet along the arc of a non-tangent curve to the left having a radius of 1320.00 feet and a central angle of 05°29'53" (chord bearing S.89°38'52"W., 126.62 feet); thence S.86°53'56"W., a distance of 1594.85 feet to a point on the West boundary of the Southwest 1/4 of aforesaid Section 6; thence along said West boundary, N.00°08'44"E., a distance of 209.21 feet to the Southwest corner of the Northwest 1/4 of said Section 6; thence along the West boundary of said Northwest 1/4 of Section 6, N.00°08'52"E., a distance of 393.04 feet to the **POINT OF BEGINNING**.

Containing 22.856 acres, more or less.

Exhibit C - Title Assurance

EXHIBIT "B"

Restrictions/Easements:

1. Covenants, conditions, and restrictions recorded in Instrument Number 2006016370, amended in Instrument Number 2013100589, and Supplemental Declaration recorded in Instrument Number 2007020688, Instrument Numbers 2013058061, 2008126860, Instrument Numbers 2013075637, 2015150900, 2015007201, 2013112098, 2016093405, 2018014382, 2018045935, 2016140733, 2017045605, 2014102742, 2015150896, Public Records of Sarasota County, Florida, which contain provisions creating easements and/or assessments.
2. Grant of Easement to Comcast of West Florida, Inc. recorded in Instrument Number 2009119517, Public Records of Sarasota County, Florida.
3. Easements to Florida Power & Light Company recorded in O.R. Book 986, Page 905, Right of Way Agreement Consent Agreement recorded in Instrument Number 2006126669, Public Records of Sarasota County, Florida.
4. Notice of Establishment of the West Villages Improvement District and its Unit of Development No. 1 recorded in Instrument Number 2004223490, Notice of Establishment of the West Villages Improvement District and its Unit of Development No. 2 recorded in Instrument Number 2005023829, Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments recorded in Instrument Number 2005032617, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC recorded in Instrument Number 2005149323, Final Judgment Validating Bonds recorded in Instrument Number 2005160231, Notice of Promissory Note, Sale by the West Villages Improvement District and for Unit of Development No. 1 recorded in Instrument Number 2006023618, Notice of Bond Sale by the West Villages Improvement District for its Unit of Development No. 2 recorded in Instrument Number 2006023619, Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 3, in Instrument Number 2007086621, and Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 2, recorded in Instrument Number 2007086622, Public Records of Sarasota County, Florida.
5. Right of Reverter in favor of Florida Power and Light Company contained in Quit Claim Deed recorded in O.R. Book 1021, Page 1908, Public Records of Sarasota County, Florida.
6. Amended and Restated Utility Agreement recorded in Instrument Number 2007064870, Public Records of Sarasota County, Florida.
7. Grant of Easement to Comcast of West Florida, Inc. recorded in Instrument Number 2009121473, Public Records of Sarasota County, Florida. NOTE: no legal description attached.
8. City of North Port Ordinance No. 04-52 recorded in Instrument Number 2004208812, Public Records of Sarasota County, Florida.

Exhibit C - Title Assurance

9. Easement contained in instrument recorded under Instrument Number 2006130272, Public Records of Sarasota County, Florida.
10. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 2015089172, Public Records of Sarasota County, Florida.
11. Declaration of Easements recorded in Instrument Number 2012056620, Public Records of Sarasota County, Florida.
12. Easement Agreement recorded in Instrument Number 2016084184, Public Records of Sarasota County, Florida.
13. 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; Instrument Number 2017111579; Instrument Number 2017111580; Instrument Number 2017111581; Instrument Number 2017111582; Instrument Number 2017111583; Instrument Number 2017111584; Instrument Number 2017111578, Public Records of Sarasota County, Florida.
14. Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1) recorded in Instrument Number 2017111576, Public Records of Sarasota County, Florida.
15. West Villages Improvement District Unit of Development No. 1 recorded in Instrument Number 2017111575, and Notice recorded in Instrument Number 2018000839, Public Records of Sarasota County, Florida.
16. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 2018166264, Instrument Number 2018166265, and Instrument Number 2019007265, Public Records of Sarasota County, Florida.
17. West Villages Improvement District Unit of Development No. 3 recorded in Instrument Number 2017111590, and Notice recorded in Instrument Number 2018000840, Public Records of Sarasota County, Florida.
18. Resolution 2018-10 recorded in Instrument Number 2018084717, Public Records of Sarasota County, Florida.
19. Notice of Establishment of the West Villages Improvement District Unit of Development No. 6, recorded in Instrument Number 2018142894, Public Records of Sarasota County, Florida.
20. Irrigation Water Supply Agreement recorded in Instrument Number 2018159052, Public Records of Sarasota County, Florida.
21. Agreement recorded in Instrument Number 2018010761, Public Records of Sarasota County, Florida.
22. Any liens created or levied pursuant and pertaining to the West Villages Improvement District.

ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO VERIZON FLORIDA INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST CABLEVISION OF WEST FLORIDA, INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

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 _____, RECORDS OF SARASOTA COUNTY, FLORIDA, THIS ____DAY OF _____, A.D., 20____

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON _____, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN SECTION 177.091 (8) (9).

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
213 Hobbs Street
Tampa, Florida 33619

James Daniel LeViner
Professional Land Surveyor No. LS6915
Certificate of Authorization No. LB7768

DATE: _____



LOCATION MAP
NOT TO SCALE
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA
SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST

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

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD THIS ____DAY OF _____, 20 ____.

CHAIRMAN
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

CERTIFICATE OF APPROVAL OF CITY ENGINEER:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA FLORIDA.

CITY ENGINEER, REGISTRATION NUMBER _____ DATE: _____

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

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

By: _____
CITY SURVEYOR
FLORIDA CERTIFICATE No. _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, CERTIFIES OWNERSHIP BY SAID LIMITED PARTNERSHIP OF ISLANDWALK AT THE WEST VILLAGES, PHASE 6, AS SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID LIMITED PARTNERSHIP DOES HEREBY DEDICATE AND SET APART TRACTS "A-1", "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "L-1" AND "L-2", COMMON AREAS, PRIVATE DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS, AND OTHER EASEMENTS SHOWN OR DESCRIBED HEREON AS COMMON AREAS FOR SAID USES AND PURPOSES TO ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS WITHIN THE SUBDIVISION AND THEIR TENANTS AND GUESTS, LICENSEES, INVITEES (BUT NOT MEMBERS OF THE GENERAL PUBLIC), UTILITIES 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, BY THIS PLAT.

PUBLIC

SAID LIMITED PARTNERSHIP FURTHER DEDICATES AND SETS APART UTILITY EASEMENTS AS SO DESIGNATED AND DESCRIBED ON THIS PLAT SOLELY FOR SAID USES AND PURPOSES TO THE CITY OF NORTH PORT, FOREVER.

WITNESS: DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____

WITNESS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, AS _____, HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:
(PRINTED NAME OF NOTARY) COMMISSION NUMBER:

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS ____DAY OF _____, 20 ____.

MAYOR, NORTH PORT CITY COMMISSION CITY CLERK, ATTEST

CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY:

COUNTY OF SARASOTA } SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS ____DAY OF _____, 20 ____.

CITY ATTORNEY, CITY OF NORTH PORT DATE: _____

ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 6 SHEETS

DESCRIPTION:

A parcel of land lying in Section 6, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of ISLANDWALK AT THE WEST VILLAGES, PHASE 4, according to the plat thereof, as recorded in Plat Book 50, Pages 38 through 38P, inclusive, of the Public Records of Sarasota County, Florida, run thence along the Southerly boundary thereof the following four (4) courses: 1) S.90°00'00"E., a distance of 1125.00 feet; 2) N.79°07'31"E., a distance of 488.26 feet; 3) N.87°21'47"E., a distance of 60.00 feet; 4) S.71°12'14"E., a distance of 42.85 feet to the Northwest corner of ISLANDWALK AT THE WEST VILLAGES, PHASE 8, according to the plat thereof, as recorded in Plat Book 53, Pages 84 through 105, inclusive, of the Public Records of Sarasota County, Florida; thence along the Westerly boundary of said ISLANDWALK AT THE WEST VILLAGES, PHASE 8 the following four (4) courses: 1) Southerly, 74.14 feet along the arc of a non-tangent curve to the right having a radius of 1070.00 feet and a central angle of 03°58'13" (chord bearing S.00°11'12"W., 74.13 feet); 2) Southerly, 320.55 feet along the arc of a reverse curve to the left having a radius of 430.00 feet and a central angle of 42°42'43" (chord bearing S.19°11'03"E., 313.18 feet); 3) S.49°27'36"W., a distance of 110.00 feet; 4) S.02°23'49"W., a distance of 154.99 feet to the Southwest corner of said ISLANDWALK AT THE WEST VILLAGES, PHASE 8; thence Westerly, 126.67 feet along the arc of a non-tangent curve to the left having a radius of 1320.00 feet and a central angle of 05°29'53" (chord bearing S.89°38'52"W., 126.62 feet); thence S.86°53'56"W., a distance of 1594.85 feet to a point on the West boundary of the Southwest 1/4 of aforesaid Section 6; thence along said West boundary, N.00°08'44"E., a distance of 209.21 feet to the Southwest corner of the Northwest 1/4 of said Section 6; thence along the West boundary of said Northwest 1/4 of Section 6, N.00°08'52"E., a distance of 393.04 feet to the **POINT OF BEGINNING**

Containing 22.856 acres, more or less.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	PRIVATE ROAD, DRAINAGE AND PUBLIC UTILITY EASEMENT	2.295 Ac.±
TRACT "B-1"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; UTILITY AND ACCESS EASEMENT	3.013 Ac.±
TRACT "B-2"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.548 Ac.±
TRACT "B-3"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.023 Ac.±
TRACT "B-4"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.323 Ac.±
TRACT "B-5"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.203 Ac.±
TRACT "B-6"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.300 Ac.±
TRACT "L-1"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; PEDESTRIAN BRIDGES AND ACCESS EASEMENT	2.403 Ac.±
TRACT "L-2"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; PEDESTRIAN BRIDGES AND ACCESS EASEMENT	5.491 Ac.±

FLOOD ZONE NOTE:

THE PLATTED LANDS OF ISLANDWALK AT THE WEST VILLAGES, PHASE 6, SHOWN HEREON, LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12115C0365F, DATED NOVEMBER 4, 2016.

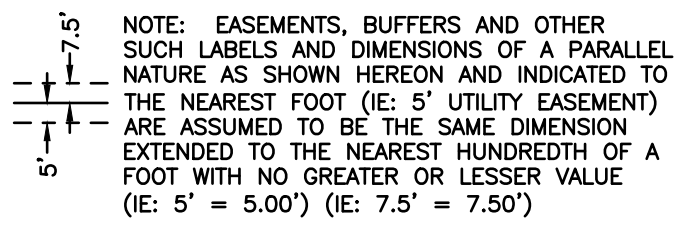
NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2007 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS "096" AND "068".
- 2) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS PLAT WAS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006016370 AMENDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2018014382, OFFICIAL RECORDS INSTRUMENT NUMBER 2018045935, OFFICIAL RECORDS INSTRUMENT NUMBER 2016140733, OFFICIAL RECORD INSTRUMENT NUMBER 2016093405, OFFICIAL RECORD INSTRUMENT NUMBER 2017045605, OFFICIAL RECORD INSTRUMENT NUMBER 2017158921, OFFICIAL RECORDS INSTRUMENT NUMBER 2013100589, AND SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007020688, OFFICIAL RECORDS INSTRUMENT NUMBER 2013058061, OFFICIAL RECORDS INSTRUMENT NUMBER 2013075637, OFFICIAL RECORDS INSTRUMENT NUMBER 2013112098, OFFICIAL RECORDS INSTRUMENT NUMBER 2008126860, OFFICIAL RECORDS INSTRUMENT NUMBER 2014102742, OFFICIAL RECORDS INSTRUMENT NUMBER 2015007201, OFFICIAL RECORDS INSTRUMENT NUMBER 2015150896, OFFICIAL RECORDS INSTRUMENT NUMBER 2015150900, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) ELEVATIONS, AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL & VERTICAL CONTROL MONUMENT "096".

PUBLISHED REFERENCE ELEVATION = 12.72 FEET

ELEVATION CONVERSION: N.A.V.D. 1988 + 1.12 FEET = N.G.V.D. 1929

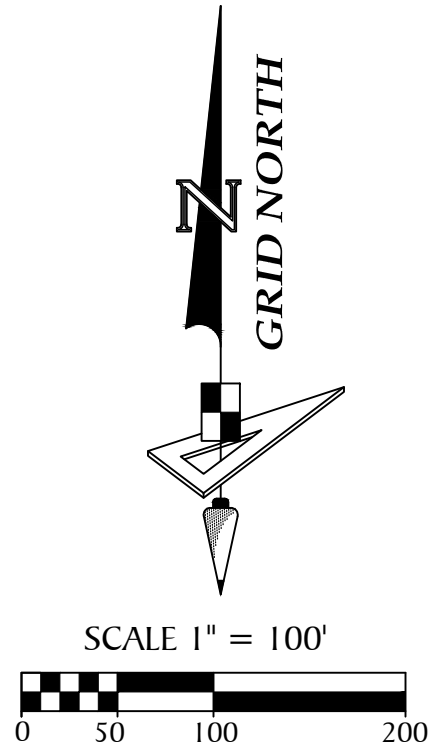
- 4) ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).



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.

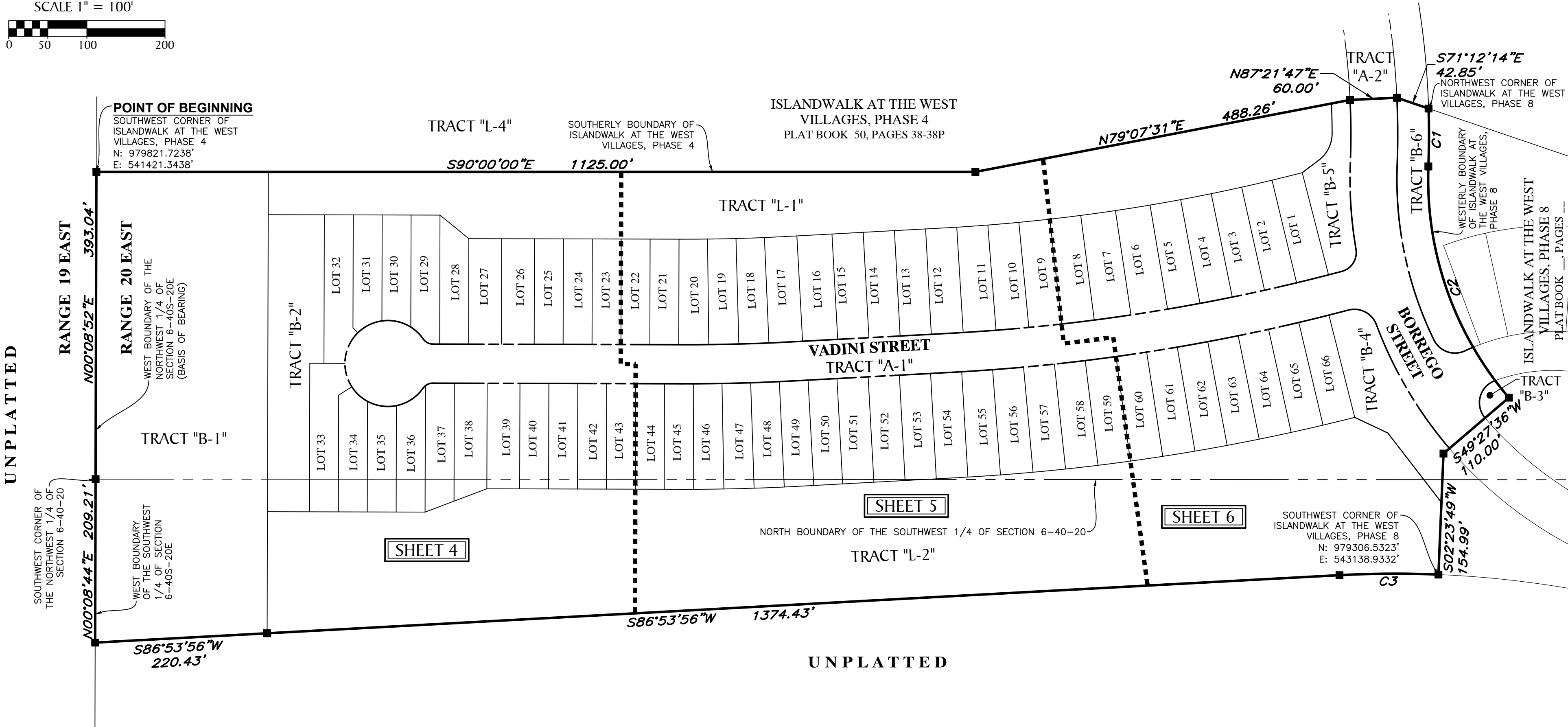
ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



BASIS OF BEARINGS

THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, HAS A GRID BEARING OF N.00°08'52"E. GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



- LEGEND:
- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ----- indicates (P.C.P.) Permanent Control Point LB7768

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1070.00'	3°58'13"	74.14'	74.13'	S 00°11'12" W
C2	430.00'	42°42'43"	320.55'	313.18'	S 19°11'03" E
C3	1320.00'	5°29'53"	126.67'	126.62'	S 89°38'52" W

KEY SHEET

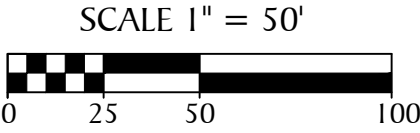
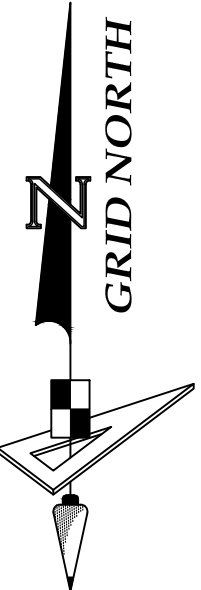
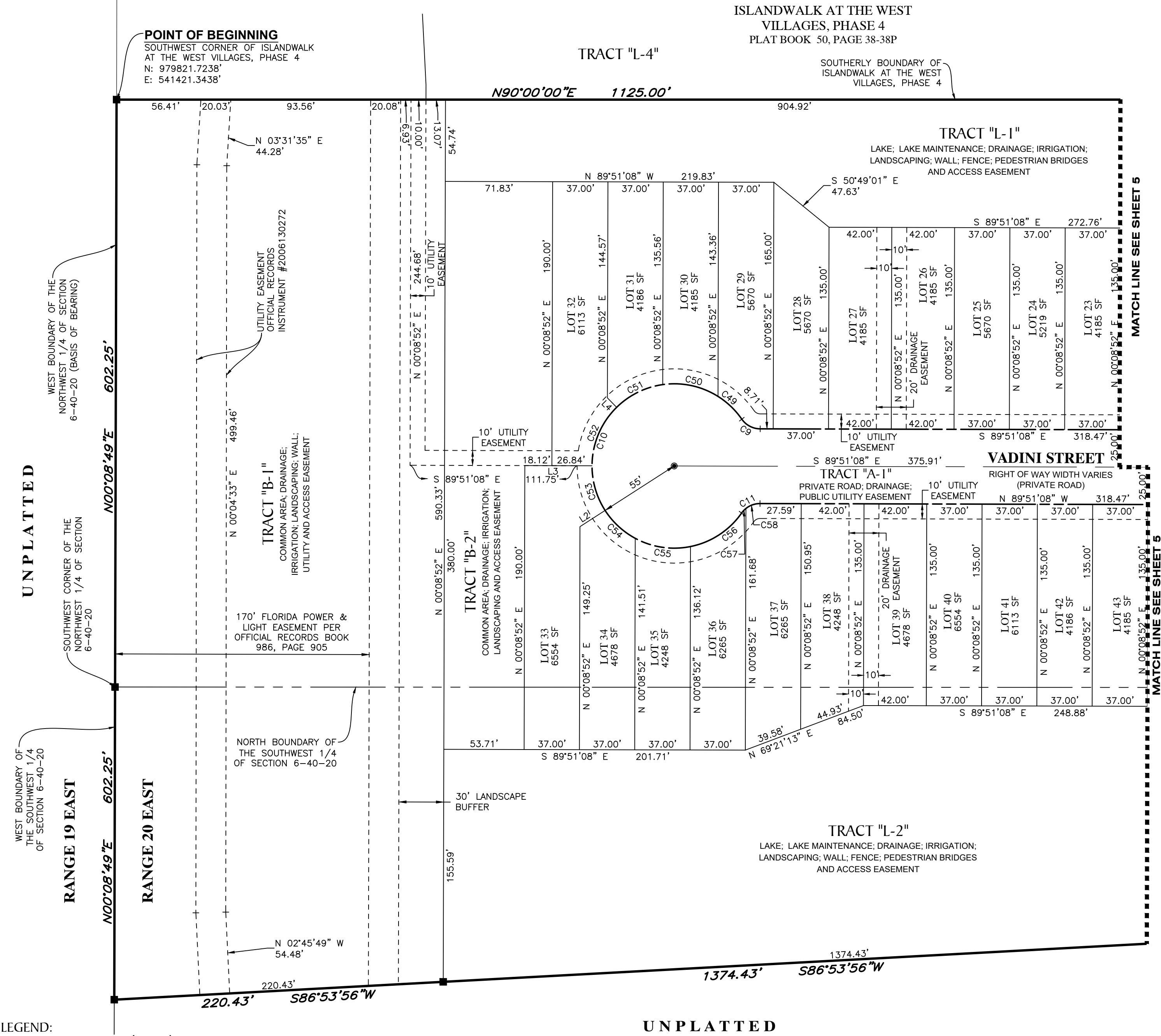
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.



213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

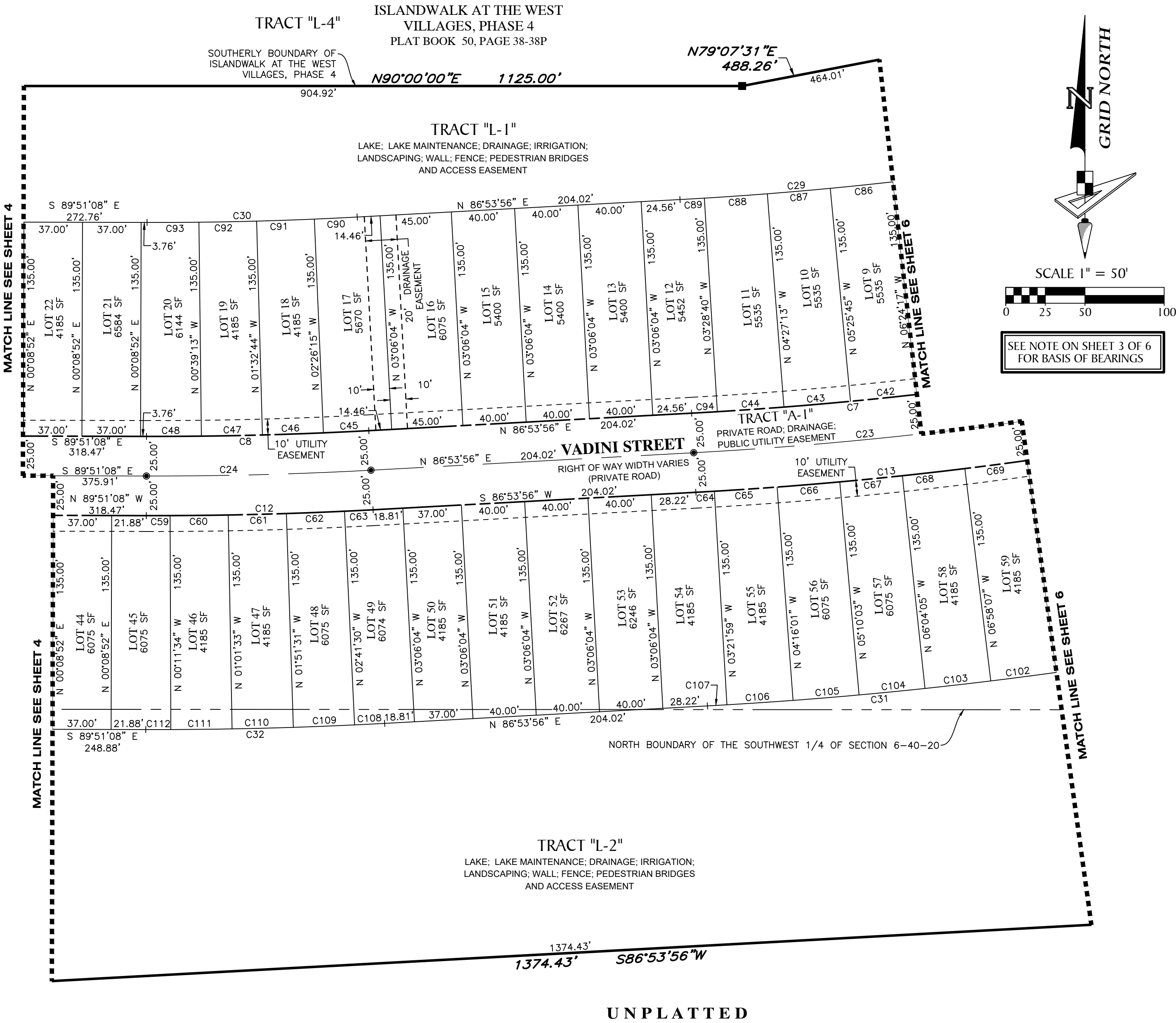
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C9	15.00'	55°09'00"	14.44'	13.89'	S 62°16'38" E
C10	55.00'	290°18'01"	278.67'	62.86'	N 00°08'52" E
C11	15.00'	55°09'00"	14.44'	13.89'	S 62°34'21" W
C49	55.00'	23°08'15"	22.21'	22.06'	N 46°16'15" W
C50	55.00'	40°12'44"	38.60'	37.81'	N 77°56'45" W
C51	55.00'	36°25'37"	34.97'	34.38'	S 63°44'05" W
C52	55.00'	45°22'25"	43.56'	42.43'	S 22°50'04" W
C53	55.00'	32°54'31"	31.59'	31.16'	S 16°18'24" E
C54	55.00'	28°55'15"	27.76'	27.47'	S 47°13'17" E
C55	55.00'	39°44'40"	38.15'	37.39'	S 81°33'14" E
C56	55.00'	43°34'35"	41.83'	40.83'	N 56°47'09" E
C57	15.00'	16°17'29"	4.27'	4.25'	S 43°08'36" W
C58	15.00'	38°51'31"	10.17'	9.98'	S 70°43'06" W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	S 57°14'21" W	20.00'
L3	S 89°51'08" E	44.97'
L4	N 44°28'44" W	8.84'

ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	2475.00'	11°45'25"	507.86'	506.97'	N 81°01'13" E
C8	2475.00'	3°14'56"	140.34'	140.32'	N 88°31'24" E
C12	2525.00'	3°14'56"	143.18'	143.16'	N 88°31'24" E
C13	2525.00'	11°39'22"	513.68'	512.80'	N 81°04'14" E
C23	2500.00'	11°47'56"	514.82'	513.91'	N 80°59'58" E
C24	2500.00'	3°14'56"	141.76'	141.74'	N 88°31'24" E
C29	2340.00'	11°21'10"	463.66'	462.90'	N 81°13'20" E
C30	2340.00'	3°14'56"	132.69'	132.67'	N 88°31'24" E
C31	2660.00'	11°04'17"	514.00'	513.20'	N 81°21'47" E
C32	2660.00'	3°14'56"	150.83'	150.81'	N 88°31'24" E
C42	2475.00'	0°58'32"	42.15'	42.15'	N 84°04'59" E
C43	2475.00'	0°58'32"	42.15'	42.15'	N 85°03'31" E
C44	2475.00'	0°58'32"	42.15'	42.15'	N 86°02'04" E
C45	2475.00'	0°39'50"	28.67'	28.67'	N 87°13'50" E
C46	2475.00'	0°53'31"	38.53'	38.53'	N 88°00'31" E
C47	2475.00'	0°53'31"	38.53'	38.53'	N 88°54'01" E
C48	2475.00'	0°48'05"	34.62'	34.61'	N 89°44'49" E
C59	2525.00'	0°20'26"	15.00'	15.00'	N 89°58'39" E
C60	2525.00'	0°49'59"	36.71'	36.71'	N 89°23'27" E
C61	2525.00'	0°49'59"	36.71'	36.71'	N 88°33'28" E
C62	2525.00'	0°49'59"	36.71'	36.71'	N 87°43'30" E
C63	2525.00'	0°24'35"	18.05'	18.05'	N 87°06'13" E
C64	2525.00'	0°15'55"	11.69'	11.69'	N 86°45'58" E
C65	2525.00'	0°54'02"	39.69'	39.68'	N 86°11'00" E
C66	2525.00'	0°54'02"	39.69'	39.68'	N 85°16'58" E
C67	2525.00'	0°54'02"	39.69'	39.68'	N 84°22'56" E
C68	2525.00'	0°54'02"	39.69'	39.68'	N 83°28'54" E
C69	2525.00'	0°54'02"	39.69'	39.68'	N 82°34'52" E
C86	2340.00'	0°58'32"	39.85'	39.85'	N 84°04'59" E
C87	2340.00'	0°58'32"	39.85'	39.85'	N 85°03'31" E
C88	2340.00'	0°58'32"	39.85'	39.85'	N 86°02'04" E
C89	2340.00'	0°22'36"	15.38'	15.38'	N 86°42'38" E
C90	2340.00'	0°39'50"	27.11'	27.11'	N 87°13'50" E
C91	2340.00'	0°53'31"	36.42'	36.42'	N 88°00'31" E
C92	2340.00'	0°53'31"	36.42'	36.42'	N 88°54'01" E
C93	2340.00'	0°48'05"	32.73'	32.73'	N 89°44'49" E
C94	2475.00'	0°22'36"	16.27'	16.27'	N 86°42'38" E
C102	2660.00'	0°54'02"	41.81'	41.81'	N 82°34'52" E
C103	2660.00'	0°54'02"	41.81'	41.81'	N 83°28'54" E
C104	2660.00'	0°54'02"	41.81'	41.81'	N 84°22'56" E
C105	2660.00'	0°54'02"	41.81'	41.81'	N 85°16'58" E
C106	2660.00'	0°54'02"	41.81'	41.81'	N 86°11'00" E
C107	2660.00'	0°15'55"	12.32'	12.32'	N 86°45'58" E
C108	2660.00'	0°24'35"	19.02'	19.02'	N 87°06'13" E
C109	2660.00'	0°49'59"	38.67'	38.67'	N 87°43'30" E
C110	2660.00'	0°49'59"	38.67'	38.67'	N 88°33'28" E
C111	2660.00'	0°49'59"	38.67'	38.67'	N 89°23'27" E
C112	2660.00'	0°20'26"	15.81'	15.81'	N 89°58'39" E



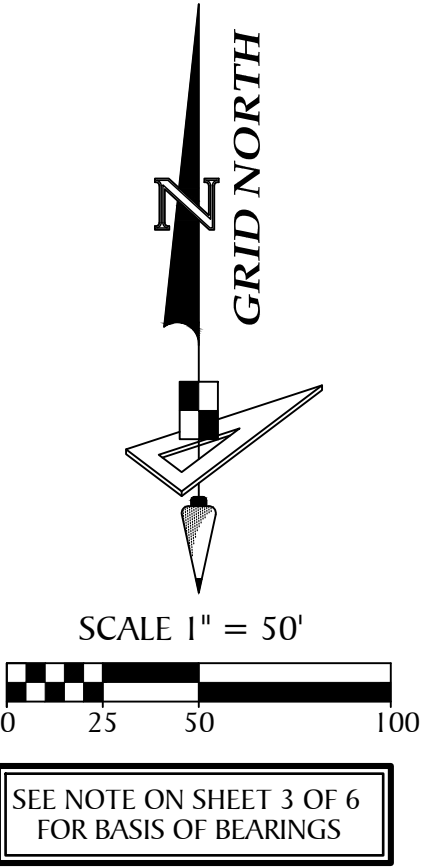
LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ----- indicates (P.C.P.) Permanent Control Point LB7768
- (NR) ----- indicates non-radial line

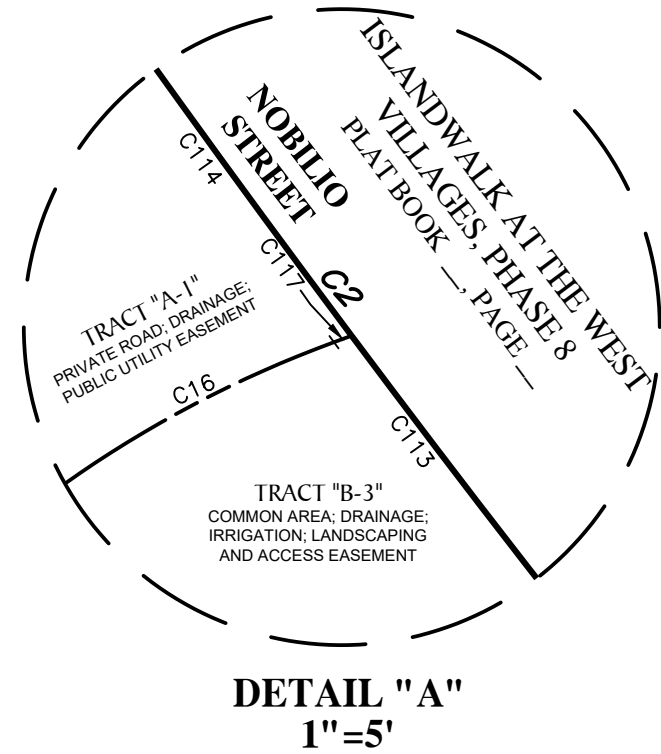
ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1070.00'	3°58'13"	74.14'	74.13'	S 00°11'12" W
C2	430.00'	42°42'43"	320.55'	313.18'	S 19°11'03" E
C3	1320.00'	5°29'53"	126.67'	126.62'	S 89°38'52" W
C4	970.00'	4°48'31"	81.41'	81.39'	N 00°13'57" W
C5	530.00'	11°54'11"	110.11'	109.91'	N 03°46'47" W
C6	25.00'	84°49'52"	37.01'	33.73'	N 32°41'04" E
C7	2475.00'	11°45'25"	507.86'	506.97'	N 81°01'13" E
C13	2525.00'	11°39'22"	513.68'	512.80'	N 81°04'14" E
C14	30.00'	84°13'19"	44.10'	40.23'	N 62°38'47" W
C15	530.00'	20°00'16"	185.05'	184.11'	S 30°32'16" E
C16	30.00'	110°23'26"	57.80'	49.27'	S 14°39'19" W
C17	265.00'	2°29'42"	11.54'	11.54'	S 66°10'24" W
C18	30.00'	89°08'03"	46.67'	42.10'	N 70°30'26" W
C19	470.00'	28°06'43"	230.60'	228.30'	N 11°53'03" W
C20	1030.00'	4°48'31"	86.44'	86.42'	N 00°13'57" W
C21	1000.00'	4°48'31"	83.93'	83.90'	N 00°13'57" W
C22	500.00'	42°42'43"	372.73'	364.16'	N 19°11'03" W
C23	2500.00'	11°47'56"	514.82'	513.91'	N 80°59'58" E
C25	240.00'	11°09'03"	46.71'	46.63'	S 62°48'12" W
C26	500.00'	17°04'19"	148.98'	148.43'	S 06°21'51" E
C27	500.00'	17°52'19"	155.96'	155.33'	S 23°50'10" E
C28	500.00'	7°46'05"	67.79'	67.74'	S 36°39'22" E
C29	2340.00'	11°21'10"	463.66'	462.90'	N 81°13'20" E
C31	2660.00'	11°04'17"	514.00'	513.20'	N 81°21'47" E
C33	2475.00'	0°24'15"	17.46'	17.46'	N 75°20'38" E
C34	2475.00'	0°58'32"	42.15'	42.15'	N 76°02'01" E
C35	2475.00'	0°58'32"	42.15'	42.15'	N 77°00'34" E
C36	2475.00'	0°58'32"	42.15'	42.15'	N 77°59'06" E
C37	2475.00'	0°58'32"	42.15'	42.15'	N 78°57'39" E
C38	2475.00'	0°58'32"	42.15'	42.15'	N 79°56'11" E
C39	2475.00'	1°05'51"	47.41'	47.41'	N 80°58'23" E
C40	2475.00'	1°05'51"	47.41'	47.41'	N 82°04'14" E
C41	2475.00'	0°58'32"	42.15'	42.15'	N 83°06'26" E
C70	2525.00'	0°54'02"	39.69'	39.68'	N 81°40'51" E
C71	2525.00'	0°54'02"	39.69'	39.68'	N 80°46'49" E
C72	2525.00'	0°54'02"	39.69'	39.68'	N 79°52'47" E
C73	2525.00'	0°54'02"	39.69'	39.68'	N 78°58'45" E
C74	2525.00'	0°54'02"	39.69'	39.68'	N 78°04'43" E
C75	2525.00'	0°54'02"	39.69'	39.68'	N 77°10'41" E
C76	2525.00'	0°54'02"	39.69'	39.68'	N 76°16'39" E
C77	2525.00'	0°35'05"	25.77'	25.77'	N 75°32'06" E
C78	2340.00'	0°58'32"	39.85'	39.85'	N 76°02'01" E
C79	2340.00'	0°58'32"	39.85'	39.85'	N 77°00'34" E
C80	2340.00'	0°58'32"	39.85'	39.85'	N 77°59'06" E
C81	2340.00'	0°58'32"	39.85'	39.85'	N 78°57'39" E
C82	2340.00'	0°58'32"	39.85'	39.85'	N 79°56'11" E
C83	2340.00'	1°05'51"	44.83'	44.83'	N 80°58'23" E
C84	2340.00'	1°05'51"	44.83'	44.83'	N 82°04'14" E
C85	2340.00'	0°58'32"	39.85'	39.85'	N 83°06'26" E
C95	2660.00'	0°54'02"	41.81'	41.81'	N 76°16'39" E
C96	2660.00'	0°54'02"	41.81'	41.81'	N 77°10'41" E
C97	2660.00'	0°54'02"	41.81'	41.81'	N 78°04'43" E

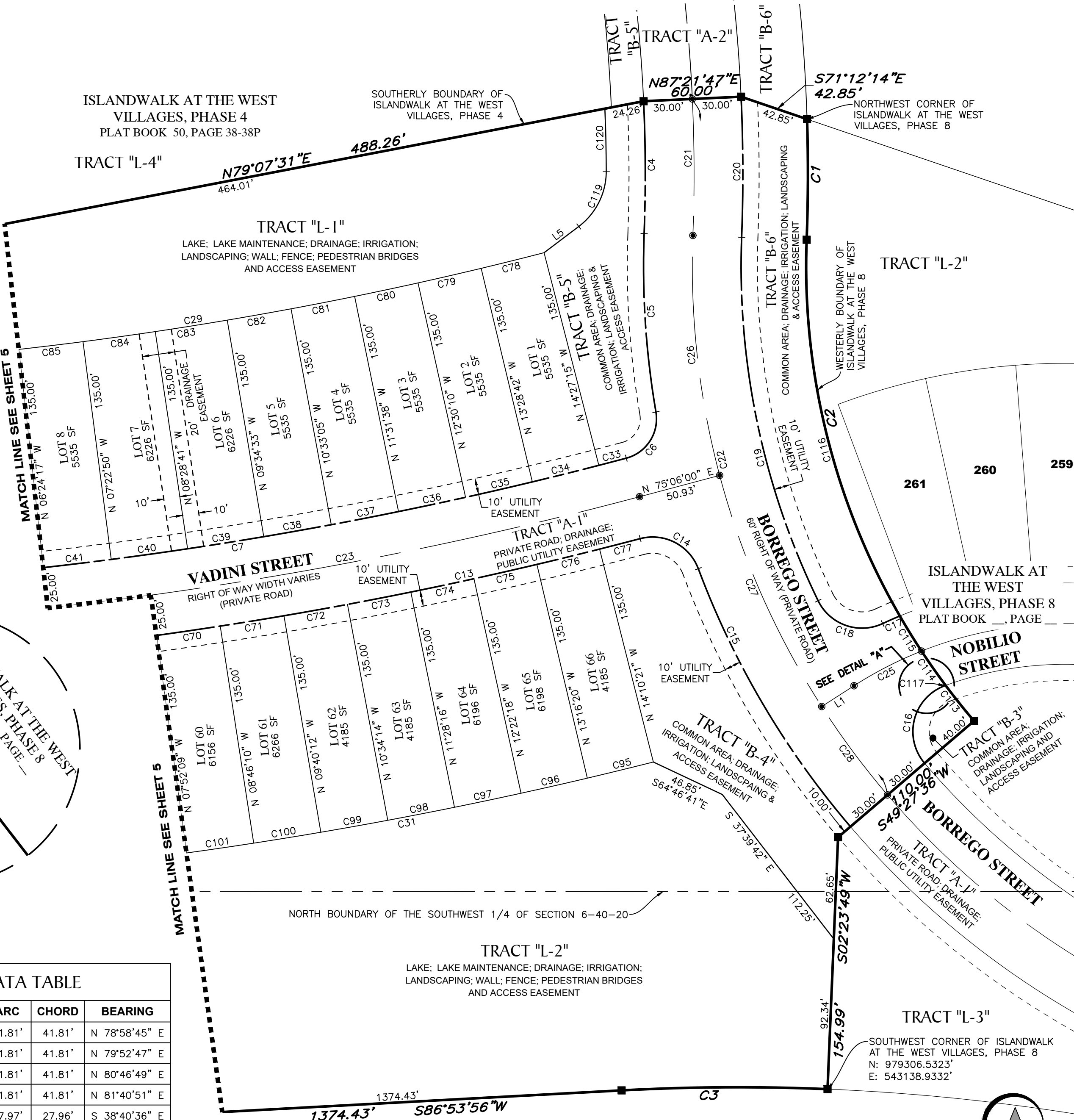


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 57°13'41" W	23.61'
L5	N 52°57'12" E	26.75'



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C98	2660.00'	0°54'02"	41.81'	41.81'	N 78°58'45" E
C99	2660.00'	0°54'02"	41.81'	41.81'	N 79°52'47" E
C100	2660.00'	0°54'02"	41.81'	41.81'	N 80°46'49" E
C101	2660.00'	0°54'02"	41.81'	41.81'	N 81°40'51" E
C113	430.00'	3°43'37"	27.97'	27.96'	S 38°40'36" E
C114	430.00'	3°26'15"	25.80'	25.79'	S 35°05'40" E
C115	430.00'	3°22'43"	25.36'	25.35'	S 31°41'11" E
C116	430.00'	32°10'08"	241.42'	238.27'	S 13°54'46" E
C117	215.00'	0°07'48"	0.49'	0.49'	S 69°54'56" W
C119	42.50'	53°03'03"	39.35'	37.96'	N 26°25'41" E
C120	946.00'	2°19'44"	38.45'	38.45'	N 01°15'43" W

- LEGEND:
- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ----- indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) ----- indicates non-radial line



UNPLATTED

Exhibit E - City Surveyor E-mail

Sherry Willette

From: Alan Fish <alanvbfa@gmail.com>
Sent: Tuesday, September 3, 2019 3:08 PM
To: Michelle Holt
Cc: 'Josh Pelfrey'
Subject: Proposed Record Plat of Islandwalk at the West Villages, Phase 6

Michelle,

I have performed a second review of the above referenced Plat and found that my previous comments have been addressed and the Plat is now in conformance with, the requirements of Chapter 177, Part One, Florida Statutes.

Respectfully,
Alan K. Fish, PSM, President
Van Buskirk / Fish & Associates, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL. 34287
941 426 0681