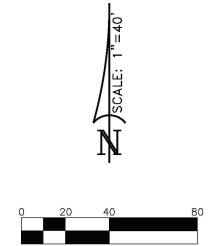
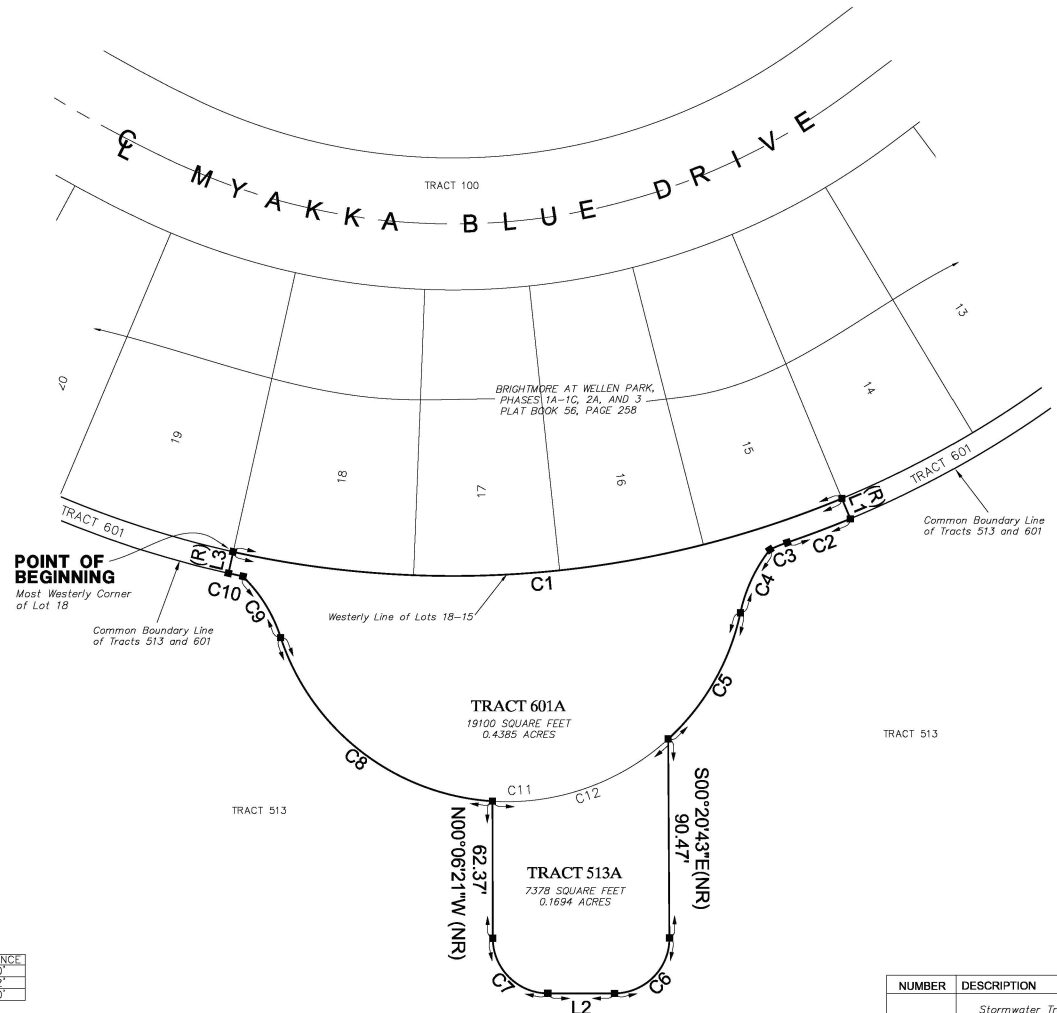


BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 513 AND TRACT 601

A REPLAT OF A PORTION OF TRACTS 513 AND 601, BRIGHTMORE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

NOTES:

- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N89°39'52"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Numbers 1211500365F, and 1211500370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-B(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°34'43"E	10.00'
L2	N89°59'29"W	30.32'
L3	N12°33'44"E	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	460.00'	35°08'27"	N64°59'30"E	277.73'	282.13'
C2	470.00'	3°44'04"	S69°17'19"W	30.63'	30.83'
C3	80.00'	6°05'20"	S68°06'41"W	8.50'	8.50'
C4	70.00'	26°11'57"	S25°05'01"W	31.71'	31.99'
C5	108.34'	35°29'10"	S29°44'03"W	66.03'	67.10'
C6	25.00'	90°21'14"	S44°49'54"W	35.46'	39.42'
C7	25.00'	89°53'07"	N45°02'55"W	35.32'	39.22'
C8	108.34'	68°18'27"	N52°19'15"W	121.65'	129.16'
C9	70.00'	28°57'59"	N31°39'01"W	32.64'	32.95'
C10	470.00'	0°49'50"	N77°51'11"W	6.81'	6.81'
C11	108.34'	1149°50'31"	S86°54'43"W	209.22'	283.33'
C12	108.34'	46°02'54"	S70°30'05"W	84.75'	87.07'

- LEGEND:**
- S. F. Square Feet
 - Match Line
 - (R) Radial Line
 - (NR) Non-Radial Line
 - Bench Mark
 - ORI Official Records Instrument
 - Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
 - Permanent Control Point, Nag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
 - LXX Line number See Line Table This Sheet
 - CXX Curve number See Curve Table This Sheet

TRACT LEGEND

NUMBER	DESCRIPTION	OWNERSHIP
513A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
601A	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Brightmore at Wellen Park Homeowners Association, Inc.

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