



City of North Port

RESOLUTION NO. 2025-R-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A FINAL PLAT FOR THE PALMERA TOWNHOMES AT WELLEN PARK SUBDIVISION, A 37-LOT TOWNHOME RESIDENTIAL SUBDIVISION ON APPROXIMATELY 5.0764 ACRES LOCATED TO THE WEST OF FOXTAIL LOOP, TO THE NORTH OF FISHTAIL BOULEVARD AND TO THE WEST OF PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 22, 2024, Robert R. Cunningham, Stantec Consulting Services, Inc. (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Final Plat (the "Final Plat") for Palmera Townhomes at Wellen Park located to the west of Foxtail Loop, to the north of Fishtail Boulevard and to the west of Preto Boulevard (the "Property"); and

WHEREAS, the Property's use(s) for townhomes are permitted uses for the Property's Future Land Use Designation of Village and the Property's Zoning District of Village; and

WHEREAS, the City's review has determined the Final Plat is in compliance with Chapter 177 of the Florida Statutes; and

WHEREAS, the Final Plat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-24-109; and

WHEREAS, the City Commission of the City of North Port, Florida finds that approval of the Final Plat does not violate the general intent and purpose of the ULDC and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

1.02 The Final Plat is consistent with the approved Subdivision Concept Plan SCP-24-109.

1.03 The Final Plat complies the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

2.01 The City Commission approves the *Final Plat for the Palmera Townhomes at Wellen Park Subdivision*, attached as “Exhibit A”, and legally described as:

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

Tract F-6 and portions of Tracts D-5 & A-1 of Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D recorded in Plat Book 58, Page 73 of the Public Records of Sarasota County, Florida.

Lying in Section 7, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the northeast corner of Tract F-6 of Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D recorded in Plat Book 58, Page 73 of the Public Records of Sarasota County, Florida, said point being the point of curvature of a curve to the right, having a radius of 690.00 feet and a central angle of 46°55'24"; thence Southerly along the arc of said curve and along the east line of said Tract F-6, also being the west line of Fox Tail Loop (50' wide private right-of-way: Tract R-1 of said Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D), a distance of 565.09 feet, said curve having a chord bearing and distance of S.11°40'23"E., 549.43 feet to the end of said curve; thence N.90°00'00"W. along a line non-tangent to said curve, a distance of 481.64 feet; thence N.55°36'09"W., a distance of 58.07 feet to the easterly line of Tract P-9 of said Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D, also being the westerly line of Tract A-1 of said Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D; thence run along the easterly line of said Tract P-9, also being the westerly line of said Tract A-1, the westerly line of said Tract F-6 and the southerly line of Tract D-5 of said Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D, the following thirteen (13) courses and distances:

- (1) thence N.11°16'02"E., a distance of 19.47 feet;
- (2) thence N.28°19'56"E., a distance of 59.26 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 15°21'50";
- (3) thence Northerly along the arc of said curve, a distance of 6.70 feet, to the point of tangency of said curve;
- (4) thence N.12°58'06"E., a distance of 46.43 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 13°43'50";
- (5) thence Northerly along the arc of said curve, a distance of 5.99 feet, to the point of tangency of said curve;
- (6) thence N.00°45'44"W., a distance of 61.69 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 21°59'24";
- (7) thence Northerly along the arc of said curve, a distance of 9.59 feet, to the point of tangency of said curve;
- (8) thence N.22°45'08"W., a distance of 37.92 feet;

- (9) thence N.19°55'47"W., a distance of 48.80 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 09°21'06";
- (10) thence Northwesterly along the arc of said curve, a distance of 4.08 feet, to the point of tangency of said curve;
- (11) thence N.29°16'53"W., a distance of 59.59 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 18°55'44";
- (12) thence Northwesterly along the arc of said curve, a distance of 8.26 feet, to the point of tangency of said curve;
- (13) thence N.48°12'36"W., a distance of 10.39 feet;thence N.90°00'00"E., a distance of 247.86 feet to a point of curvature of a curve to the left having a radius of 48.00 feet and a central angle of 94°05'54"; thence Northeasterly along the arc of said curve, a distance of 78.83 feet, to the point of curvature of a reverse curve to the right having a radius of 52.00 feet and a central angle of 97°14'01"; thence Northeasterly along the arc of said curve, a distance of 88.25 feet, to the point of curvature of a reverse curve to the left having a radius of 48.00 feet and a central angle of 38°27'47"; thence Easterly along the arc of said curve, a distance of 32.22 feet, to the point of tangency of said curve; thence N.54°43'11"E., a distance of 80.22 feet to a point on the west line of said Foxtail Loop, also being the east line of said Tract D-5, also being the point of curvature of a non-tangent curve to the left, having a radius of 330.00 feet and a central angle of 01°00'11"; thence run along the west line of said Foxtail Loop, also being the east line of said Tract D-5, the following two (2) courses and distances:
 - (1) thence Southeasterly along the arc of said curve, a distance of 5.78 feet, said curve having a chord bearing and distance of S.34°48'40"E., 5.78 feet, to the point of curvature of a reverse curve to the right having a radius of 690.00 feet and a central angle of 00°10'40";
 - (2) thence Southeasterly along the arc of said curve, a distance of 2.14 feet, to the POINT OF BEGINNING.

Containing 221,128 square feet or 5.0764 acres, more or less

2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – RECORDING

3.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Final Plat and associated covenants and deed restrictions in the Public Records of Sarasota County and provide the City with the Official Record Book and Page and/or Plat Book and Page(s) information of the recorded documents and plat.

SECTION 4 – CONFLICTS

4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on February 25, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS - There are hereby expressly reserved to MANASOTA BEACH RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement." 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.

LOT LINE EASEMENTS:

The Company does hereby grant easements of ten feet (10') in width along each front lot line, five feet (5') in width along each rear lot line and two and a half feet (2.5') along side lot lines, for the purpose of accommodating surface and underground utility easements including any irrigation, water delivery or stormwater control system servicing the subdivision. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements. Such easements shall also be easements for the construction, installation, maintenance and operation of cable/digital or other means of television, internet, voice, data and other media or communication transmission services, present and future, however, no such construction, installation, maintenance and operation of such services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. Where more than one lot is used as a building site, the outside boundary of said building site shall carry said easements. All other easements shown on this plat are hereby reserved in perpetuity for the purpose noted.

PUBLIC UTILITY EASEMENTS - The Company does hereby grant nonexclusive easements to the City of North Port, Florida Power and Light Company 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 "Public 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, Homeowners 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 EASEMENTS - The Company does hereby grant nonexclusive maintenance, landscaping, and drainage easements over and across each area depicted on this plat as a "Landscape, and Drainage 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 Tracts 400 through 403 as shown on this plat.

ACCESS EASEMENT - The Company does hereby grant nonexclusive easement for ingress and egress to the District; the Association; all owners of the property in Palamera Townhomes at Wellen Park, 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 300 as shown on this plat.

DRAINAGE EASEMENTS - The Company does hereby dedicate and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

STREET TREES & LANDSCAPE EASEMENT - The Company, as the fee simple owner, hereby grants non-exclusive street tree and landscape easement to the Palamera at Wellen Park Homeowners Association, Inc. and to the Palamera Townhomes Neighborhood Association, Inc. and to the City of North Port, Florida ("City"), over and across the areas fifteen feet (15') in width along the exterior boundaries of Tract R-1. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.

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., 2024.

Karen E. Rushing
Clerk of the Circuit Court
Sarasota County, Florida
By: _____
Deputy Clerk

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 City of North Port, Florida, this _____ day of _____, A.D., 2024.

Mayor, North Port City Commission
City Clerk, attest

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the current subdivision ordinance of the City of North Port, Sarasota County, Florida.

City Engineer
Registration No. _____ Date _____

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

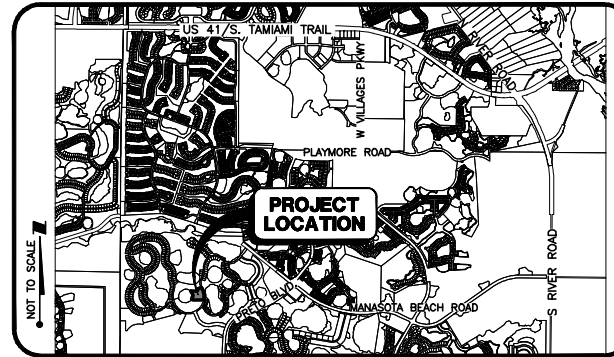
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

Stephen M. Watts, P.S.M.
Florida Registration No. 4588
Date _____

Palamera Townhomes
at Wellen Park

A Replat of Tract F-6 and Portions of Tracts A-1 & D-5 of Palamera at Wellen Park, Phases 1A, 1B, 1C & 1D, Recorded in Plat Book 58, Page 73 of the Public Records of Sarasota County, Florida and lying in Section 7, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida



SITE MAP

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the dedication of Tract 405 and the Landscape & Drainage Easement(s); Access Easement(s); Drainage Easement(s) as shown on this plat.

Secretary/Assistant Secretary John Luczynski, Chairman

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 2024, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, for and on behalf of the WEST VILLAGES IMPROVEMENT DISTRICT.

Signature of Notary Public

CERTIFICATE OF APPROVAL OF NORTH PORT 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 _____, A.D., 2024.

City Attorney, City of North Port 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., 2024

By: _____
Chairperson

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

By: Robert R. Cunningham, P.S.M.
Florida Certificate No. 3924
Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "PALMERA TOWNHOMES AT WELLEN PARK," and does hereby grant, convey and dedicate the following, subject to the terms of the declaration:

- 1. To the City of North Port, its successors and/or assigns:
A) A non-exclusive emergency access easement across, over and under the roads and right-of-ways shown hereon as Tract 300 for ingress and egress of emergency vehicles and for authorized governmental services.
B) All public utility and access easements along and adjacent to Tract 300 without responsibility for maintenance.
C) All street tree and landscape easements as shown on this plat without responsibility for maintenance.
2. To the West Villages Improvement District, created pursuant to Chapter 189, Florida Statutes (District):
A) A non-exclusive easement for ingress and egress over Tract 300 for the performance of official duties.
B) All drainage easements shown on this plat for access and drainage purposes incidental hereto.
C) Tract 405: Open Space Areas, for drainage, irrigation, landscaping, wall and access easement, under the terms of the Declaration.
3. To the Palamera Townhomes Neighborhood Association, Inc., its successors and/or assigns:
A) A non-exclusive easement for ingress and egress over Tract 300.
B) Tracts 400, 401, 402, 404, 407, 408 & 409: Open Space Areas, for drainage, irrigation, landscaping, wall and access easement, under the terms of the Declaration.
C) All street tree and landscape easements as shown on this plat without responsibility for maintenance.
4. To the Palamera at Wellen Park Homeowners Association, Inc., its successors and/or assigns:
A) Tract 300: Private Road; Drainage & Public Utility Easement, under the terms of the Declaration.
B) Tracts 403 and 406: Open Space Areas, for drainage, irrigation, landscaping, wall and access easement, under the terms of the Declaration.
C) All street tree and landscape easements as shown on this plat without responsibility for maintenance.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed in its name, this _____ day of _____, A.D., 2024.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: SS _____

Print Name of Witness: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 2024, by _____ as _____ 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 MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the partnership and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public _____

Print Name of Notary Public _____



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
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Certificate of Authorization #27119 • www.stantec.com
Licensed Business Number 7866

Project Number: 215618549

Palmera Townhomes at Wellen Park

A REPLAT OF TRACT F-6 AND PORTIONS
OF TRACTS A-1 & D-5 OF PALMERA AT
WELLEN PARK, PHASES 1A, 1B, 1C & 1D,
RECORDED IN PLAT BOOK 58, PAGE 73
OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA AND LYING IN SECTION
7, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY,
FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

Tract F-6 and portions of Tracts D-5 & A-1 of Palmera at Wellen Park, Phases 1A, 1B, 1C & 1D recorded in Plat Book 58, Page 73 of the Public Records of Sarasota County, Florida.
Lying in Section 7, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

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- (1) thence N.11°16'02"E., a distance of 19.47 feet;
- (2) thence N.28°19'56"E., a distance of 59.26 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 15°21'50";
- (3) thence Northerly along the arc of said curve, a distance of 6.70 feet, to the point of tangency of said curve;
- (4) thence N.12°58'06"E., a distance of 46.43 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 13°43'50";
- (5) thence Northerly along the arc of said curve, a distance of 5.99 feet, to the point of tangency of said curve;
- (6) thence N.00°45'44"W., a distance of 61.69 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 21°59'24";
- (7) thence Northerly along the arc of said curve, a distance of 9.59 feet, to the point of tangency of said curve;
- (8) thence N.22°45'08"W., a distance of 37.92 feet;
- (9) thence N.19°55'47"W., a distance of 48.80 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 09°21'06";
- (10) thence Northwesterly along the arc of said curve, a distance of 4.08 feet, to the point of tangency of said curve;
- (11) thence N.29°16'53"W., a distance of 59.59 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 18°55'44";
- (12) thence Northwesterly along the arc of said curve, a distance of 8.26 feet, to the point of tangency of said curve;
- (13) thence N.48°12'36"W., a distance of 10.39 feet;

thence N.90°00'00"E., a distance of 247.86 feet to a point of curvature of a curve to the left having a radius of 48.00 feet and a central angle of 94°05'54"; thence Northeasterly along the arc of said curve, a distance of 78.83 feet, to the point of curvature of a reverse curve to the right having a radius of 52.00 feet and a central angle of 97°14'01"; thence Northeasterly along the arc of said curve, a distance of 88.25 feet, to the point of curvature of a reverse curve to the left having a radius of 48.00 feet and a central angle of 38°27'47"; thence Easterly along the arc of said curve, a distance of 32.22 feet, to the point of tangency of said curve; thence N.54°43'11"E., a distance of 80.22 feet to a point on the west line of said Foxtail Loop, also being the east line of said Tract D-5, also being the point of curvature of a non-tangent curve to the left, having a radius of 330.00 feet and a central angle of 01°00'11"; thence run along the west line of said Foxtail Loop, also being the east line of said Tract D-5, the following two (2) courses and distances:

- (1) thence Southeasterly along the arc of said curve, a distance of 5.78 feet, said curve having a chord bearing and distance of S.34°48'40"E., 5.78 feet, to the point of curvature of a reverse curve to the right having a radius of 690.00 feet and a central angle of 00°10'40";
- (2) thence Southeasterly along the arc of said curve, a distance of 2.14 feet, to the POINT OF BEGINNING.

Containing 221,128 square feet or 5.0764 acres, more or less.



Stantec

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Phone 941-407-6900 • Fax 941-407-6910
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Licensed Business Number 7886

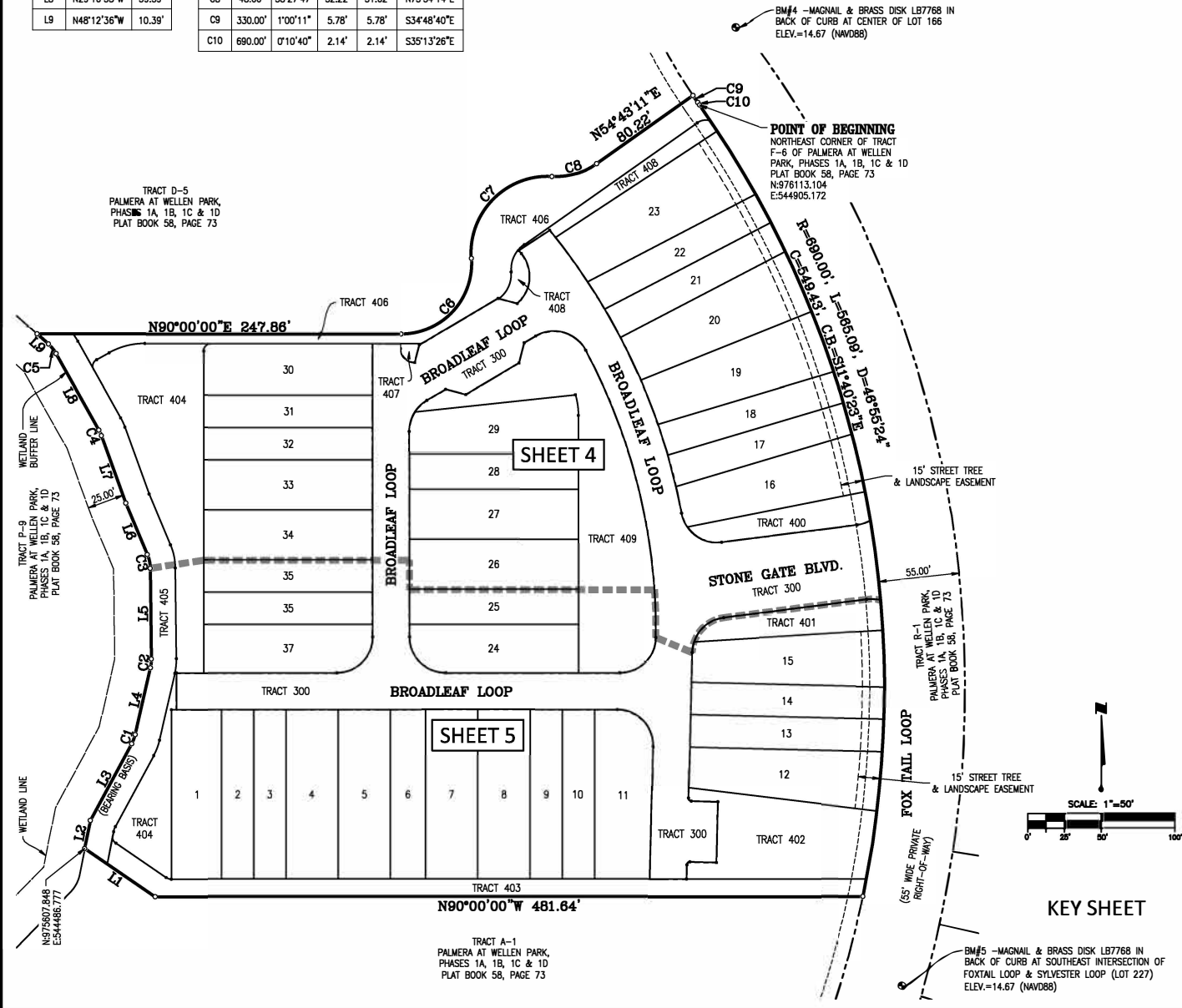
Palmera Townhomes at Wellen Park

A REPLAT OF TRACT F-6 AND PORTIONS OF TRACTS A-1 & D-5 OF PALMERA AT WELLEN PARK, PHASES 1A, 1B, 1C & 1D, RECORDED IN PLAT BOOK 58, PAGE 73 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°36'09"W	58.07'
L2	N11°16'02"E	19.47'
L3	N28°19'56"E	59.26'
L4	N12°58'06"E	46.43'
L5	N00°45'44"W	61.69'
L6	N22°45'08"W	37.92'
L7	N19°55'47"W	48.80'
L8	N29°16'53"W	59.59'
L9	N48°12'36"W	10.39'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	
C1	25.00'	15°21'50"	6.70'	6.68'	N20°39'01"E	
C2	25.00'	13°43'50"	5.99'	5.98'	N06°06'11"E	
C3	25.00'	21°59'24"	9.59'	9.54'	N11°45'26"W	
C4	25.00'	9°21'06"	4.08'	4.08'	N24°36'20"W	
C5	25.00'	18°55'44"	8.26'	8.22'	N38°44'45"W	
C6	48.00'	9°40'54"	78.83'	70.27'	N42°57'03"E	
C7	52.00'	9°71'40"	88.25'	78.03'	N44°31'07"E	
C8	48.00'	38°27'47"	32.22'	31.62'	N73°54'14"E	
C9	330.00'	1°00'11"	5.78'	5.78'	S34°48'40"E	
C10	690.00'	0°10'40"	2.14'	2.14'	S35°13'26"E	

THIS SITE LIES WITHIN FLOOD ZONE "X" SHADED (OTHER AREAS AREAS OF FLOOD HAZARD.) AND FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0364G, EFFECTIVE MARCH 27, 2024. THE LIMITS OF SAID FLOOD ZONE(S) HAVE BEEN GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP, SAID MAP HAVING AN APPROXIMATE SCALE OF 1"=500'. STANTEC PLAT BOOK 58, PAGE 73 ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



TRACT D-5
PALMERA AT WELLEN PARK,
PHASES 1A, 1B, 1C & 1D
PLAT BOOK 58, PAGE 73

TRACT D-5
PALMERA AT WELLEN PARK,
PHASES 1A, 1B, 1C & 1D
PLAT BOOK 58, PAGE 73

N92°50'27.84W
E544486.777

TRACT A-1
PALMERA AT WELLEN PARK,
PHASES 1A, 1B, 1C & 1D
PLAT BOOK 58, PAGE 73

BM#4 - MAGNAIL & BRASS DISK LB7768 IN
BACK OF CURB AT CENTER OF LOT 166
ELEV.=14.67 (NAVD88)

POINT OF BEGINNING
NORTHEAST CORNER OF TRACT
F-6 OF PALMERA AT WELLEN
PARK, PHASES 1A, 1B, 1C & 1D
PLAT BOOK 58, PAGE 73
N:976113.104
E:5448905.172

BM#5 - MAGNAIL & BRASS DISK LB7768 IN
BACK OF CURB AT SOUTHEAST INTERSECTION OF
FOXTAIL LOOP & SYLVESTER LOOP (LOT 227)
ELEV.=14.67 (NAVD88)

- LEGEND:
- ∠ = ANGLE POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866)
 - ⊙ = 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - = FOUND CAPPED IRON ROD (AS NOTED)
 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
 - NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB# = LICENSED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) → = LINE RADIAL TO CURVE IN DIRECTION OF CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BRG. (BEARING)
 - L# = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - aka = ALSO KNOWN AS
 - (OA) = OVERALL
 - U.E. = UTILITY EASEMENT
 - IRT = TRACT
 - ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
 - WVID = WEST VILLAGES IMPROVEMENT DISTRICT
 - P.U.E. = PUBLIC UTILITY EASEMENT

NOTES:
COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00) AND BEARINGS ARE RELATIVE TO THE WEST LINE OF TRACT F-6 HAVING A BEARING OF N28°19'56"E.

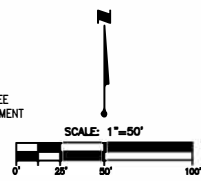
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM (NAVD) OF 1988, BASED ON USG&GS MONUMENT T634 (FID D31326), PUBLISHED ELEVATION = 8.15 FEET (NAVD) OF 1988, TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

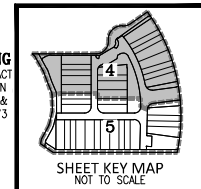
NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDRETH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.



KEY SHEET

Palmera Townhomes at Wellen Park

A REPLAT OF TRACT F-6 AND PORTIONS OF TRACTS A-1 & D-5 OF PALMERA AT WELLEN PARK, PHASES 1A, 1B, 1C & 1D, PLAT BOOK 58, PAGE 73 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C3	25.00'	21°59'24"	9.59'	9.54'	N11°45'26"W
C4	25.00'	9°21'06"	4.08'	4.08'	N24°36'20"W
C5	25.00'	18°55'44"	8.26'	8.22'	N38°44'45"W
C6	48.00'	94°05'54"	78.83'	70.27'	N42°57'03"E
C7	52.00'	97°14'01"	88.25'	78.03'	N44°31'07"E
C8	48.00'	38°27'47"	32.22'	31.62'	N73°54'14"E
C9	330.00'	1°00'11"	5.78'	5.78'	S34°48'40"E
C10	690.00'	0°10'40"	2.14'	2.14'	S35°13'26"E
C11	24.50'	22°17'34"	9.53'	9.47'	N71°32'37"E
C12	24.50'	22°17'34"	9.53'	9.47'	N86°09'49"W
C13	24.50'	81°17'19"	34.76'	31.92'	S42°02'44"W
C18	9.50'	91°21'31"	15.15'	13.59'	S49°40'45"E
C19	24.50'	87°53'06"	37.58'	34.00'	N04°41'26"E
C20	405.50'	0°23'31"	2.77'	2.77'	N39°28'52"W
C21	24.50'	86°34'13"	37.02'	33.60'	S54°01'30"E
C23	24.50'	59°29'59"	25.44'	24.31'	N29°44'59"E
C24	24.50'	92°24'42"	39.52'	35.37'	S74°17'40"E
C26	24.50'	62°48'29"	26.86'	25.53'	N65°54'22"W
C27	690.00'	1°39'20"	19.94'	19.94'	S10°24'28"E
C30	50.00'	16°19'29"	14.25'	14.20'	N08°09'44"W
C31	24.50'	26°59'14"	11.54'	11.43'	N46°00'22"E
C39	24.50'	23°45'44"	10.16'	10.09'	N22°37'15"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C40	430.50'	2°28'39"	18.61'	18.61'	N11°58'43"W
C41	430.50'	2°55'48"	22.01'	22.01'	N14°40'56"W
C42	690.00'	1°49'38"	22.01'	22.00'	S15°29'07"E
C43	430.50'	2°55'44"	22.01'	22.00'	N17°36'42"W
C44	690.00'	1°49'37"	22.00'	22.00'	S17°18'45"E
C45	430.50'	2°55'46"	22.01'	22.01'	N29°05'18"W
C46	690.00'	1°49'38"	22.00'	22.00'	S26°27'24"E
C47	430.50'	2°56'14"	22.07'	22.07'	N32°01'18"W
C48	690.00'	1°49'37"	22.00'	22.00'	S28°17'02"E
C49	24.50'	32°30'45"	13.90'	13.72'	N16°15'23"E
C60	42.00'	21°59'24"	16.12'	16.02'	N11°45'26"W
C61	42.00'	9°21'06"	6.86'	6.85'	N24°36'20"W
C62	5.00'	90°00'00"	7.85'	7.07'	N15°43'07"E
C63	50.00'	29°16'53"	25.55'	25.28'	N75°21'34"E
C64	5.00'	90°00'00"	7.85'	7.07'	S45°00'00"W
C65	42.00'	8°12'58"	6.02'	6.02'	S33°23'22"E
C66	690.00'	1°05'45"	13.20'	13.20'	S34°35'13"E
C67	10.00'	54°28'31"	9.51'	9.15'	S82°06'11"W
C68	20.60'	60°00'00"	21.57'	20.60'	S25°34'55"W
C69	20.60'	58°10'48"	20.92'	20.03'	S24°40'19"W
C70	690.00'	0°40'10"	8.06'	8.06'	S33°42'16"E

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N22°45'08"W	37.92'
L7	N19°55'47"W	48.80'
L8	N29°16'53"W	59.59'
L9	N48°12'36"W	10.39'
L16	N90°00'00"E	19.06'
L17	S00°00'00"E	3.37'
L18	N14°29'59"E	12.44'
L19	S75°30'01"E	13.52'
L20	N56°40'54"E	25.14'
L21	N59°29'59"E	14.72'
L22	S75°30'01"E	14.14'
L23	N14°29'59"E	14.14'
L24	N59°29'59"E	8.94'
L25	N60°43'07"E	9.69'

NOTES:
 COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00) AND BEARINGS ARE RELATIVE TO THE WEST LINE OF TRACT F-6 HAVING A BEARING OF N28°19'56"E.

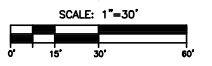
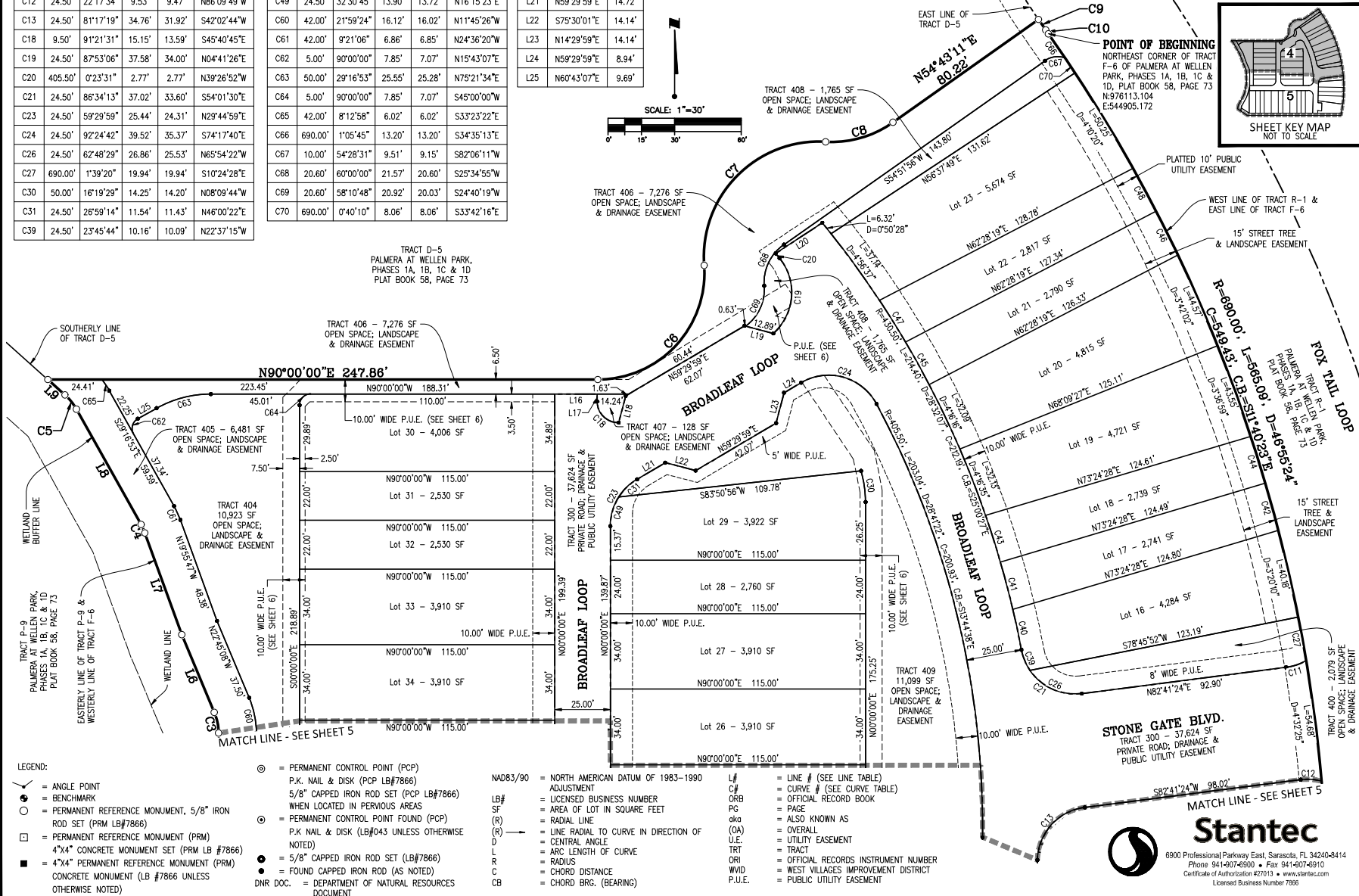
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USCGS MONUMENT 1634 (PID DJ3126), PUBLISHED ELEVATION = 8.15 FEET (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

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- LEGEND:
- = ANGLE POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - = 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP)
 - = P.K. NAIL & DISK (PCP LB#7866)
 - = 5/8" CAPPED IRON ROD SET (PCP LB#7866)
 - = PERMANENT CONTROL POINT FOUND (PCP)
 - = P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - = FOUND CAPPED IRON ROD (AS NOTED)
 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT

- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
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- (R) = RADIAL LINE
- (D) = LINE RADIAL TO CURVE IN DIRECTION OF CENTRAL ANGLE
- (L) = ARC LENGTH OF CURVE
- R = RADIUS
- CB = CHORD DISTANCE
- CB = CHORD BRG. (BEARING)

- L# = LINE # (SEE LINE TABLE)
- C# = CURVE # (SEE CURVE TABLE)
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- OK = ALSO KNOWN AS
- (O) = OVERALL
- U.E. = UTILITY EASEMENT
- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- WID = WEST VILLAGES IMPROVEMENT DISTRICT
- P.U.E. = PUBLIC UTILITY EASEMENT

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 Licensed Business Number 7866

Palmera Townhomes at Wellen Park

A REPLAT OF TRACT F-6 AND PORTIONS OF TRACTS A-1 & D-5 OF PALMERA AT WELLEN PARK, PHASES 1A, 1B, 1C & 1D, RECORDED IN PLAT BOOK 58, PAGE 73 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

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- = BENCHMARK
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- = PERMANENT REFERENCE MONUMENT (PRM)
- = 4"x4" CONCRETE REFERENCE MONUMENT (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
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- P.K., NAIL & DISK (PCP LB#7866)
- 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
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- = FOUND CAPPED IRON ROD (AS NOTED)

DNR DOC.

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- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LB# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- D = LINE RADIAL TO CURVE IN DIRECTION OF CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BRG. (BEARING)
- L# = LINE # (SEE LINE TABLE)
- C# = CURVE # (SEE CURVE TABLE)
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- o/a = ALSO KNOWN AS
- (o/a) = OVERALL
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NOTES:

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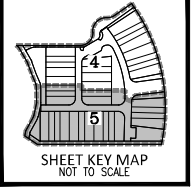
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LINE	BEARING	DISTANCE
L1	N55°36'09"W	58.07'
L2	N11°16'02"E	19.47'
L3	N28°19'56"E	59.26'
L4	N12°58'06"E	46.43'
L5	N00°45'44"W	61.69'
L10	S88°35'55"E	18.00'
L11	S01°24'05"W	41.00'

LINE	BEARING	DISTANCE
L12	N88°35'55"W	18.00'
L13	S01°24'05"W	9.56'
L14	N90°00'00"W	25.01'
L15	N00°00'00"E	25.00'
L76	N90°00'00"W	3.50'
L77	S11°16'02"W	22.38'

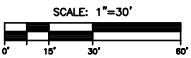
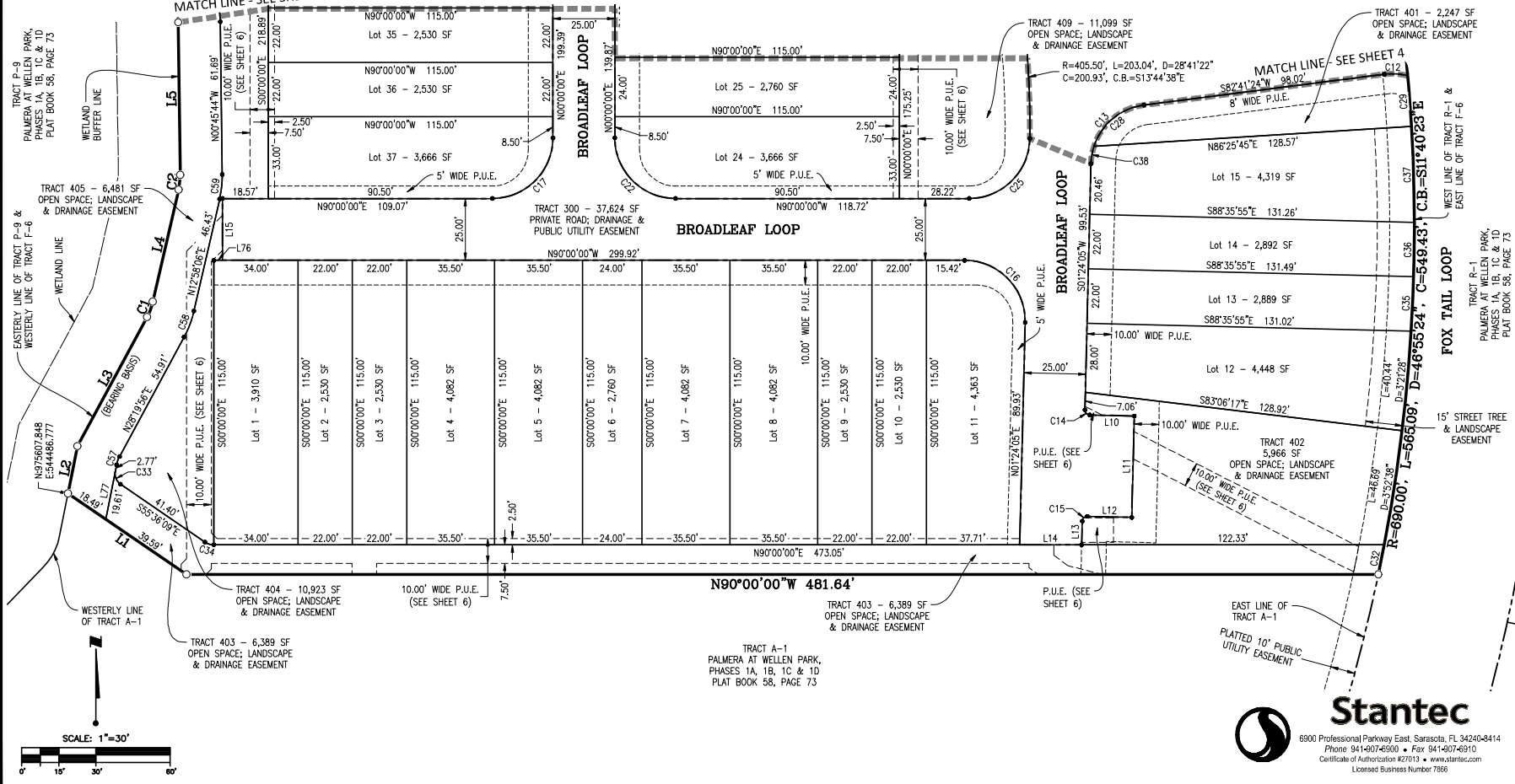


CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	15°21'50"	6.70'	6.68'	N20°39'01"E
C2	25.00'	13°43'50"	5.99'	5.98'	N06°06'11"E
C12	24.50'	22°17'34"	9.53'	9.47'	N86°09'49"W
C13	24.50'	81°17'19"	34.76'	31.92'	S42°02'44"W
C14	2.00'	90°00'00"	3.14'	2.83'	S43°35'55"E
C15	2.00'	90°00'00"	3.14'	2.83'	S46°24'05"W

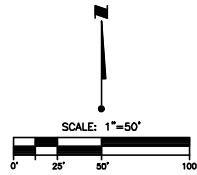
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C16	24.50'	91°24'05"	39.08'	35.07'	N44°17'58"W
C17	24.50'	90°00'00"	38.48'	34.65'	N45°00'00"E
C22	24.50'	90°00'00"	38.48'	34.65'	N45°00'00"W
C25	24.50'	89°23'57"	38.23'	34.47'	S45°18'01"W
C28	24.50'	64°26'19"	27.55'	26.12'	N50°28'15"E
C29	690.00'	1°42'12"	20.51'	20.51'	S04°11'18"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C32	690.00'	1°00'58"	12.24'	12.24'	S11°16'50"W
C33	5.00'	66°52'10"	5.84'	5.51'	S22°10'03"E
C34	6.33'	34°23'51"	3.80'	3.75'	S72°48'04"E
C35	690.00'	1°49'38"	22.01'	22.01'	S02°37'25"W
C36	690.00'	1°49'37"	22.00'	22.00'	S00°47'48"W
C37	690.00'	3°13'11"	38.77'	38.77'	S01°43'36"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C38	24.50'	16°51'01"	7.21'	7.18'	N09°49'35"E
C57	12.00'	17°03'54"	3.57'	3.56'	N19°47'59"E
C58	42.00'	15°21'50"	11.26'	11.23'	N20°39'01"E
C59	42.00'	13°43'50"	10.07'	10.04'	N06°06'11"E



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C50	2.00'	90°00'00"	3.14'	2.83'	N43°35'55"W
C51	680.00'	0°52'31"	10.39'	10.39'	S11°26'13"W
C52	2.00'	46°11'06"	1.61'	1.57'	N24°29'38"E
C53	24.50'	13°40'48"	5.85'	5.84'	S08°55'19"W
C54	24.50'	20°21'10"	8.70'	8.66'	S38°27'25"W
C55	9.50'	0°45'40"	0.13'	0.13'	N00°22'50"W
C56	24.50'	24°36'06"	10.52'	10.44'	N72°55'40"E



THIS SITE LIES WITHIN FLOOD ZONE "X" SHADED (OTHER AREAS AREAS OF FLOOD HAZARD,) AND FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0364G, EFFECTIVE MARCH 27, 2024. THE LIMITS OF SAID FLOOD ZONE(S) HAVE BEEN GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP, SAID MAP HAVING AN APPROXIMATE SCALE OF 1"=500'. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N88°35'55"W	12.90'
L27	N88°35'55"W	5.10'
L28	N01°24'05"E	1.42'
L29	S62°50'40"E	7.88'
L30	N01°24'05"E	23.67'
L31	N01°24'05"E	11.10'
L32	N90°00'00"E	12.03'
L33	S00°00'00"E	10.00'
L34	N90°00'00"W	12.89'
L35	N01°24'05"E	8.57'
L36	S01°24'05"W	2.50'
L37	N90°00'00"E	13.79'
L38	S00°00'00"E	4.21'
L39	S52°58'10"E	6.90'
L40	S75°28'10"E	14.47'
L41	N90°00'00"W	25.80'
L42	N52°58'10"W	4.66'
L43	N00°00'00"E	1.69'
L44	S00°00'00"E	4.50'
L45	N90°00'00"W	10.00'
L46	N00°00'00"E	4.50'
L47	N90°00'00"W	56.84'
L48	S00°00'00"E	2.29'
L49	S45°00'00"W	3.13'
L50	N90°00'00"W	7.77'
L51	N55°36'09"W	2.75'
L52	N00°00'00"E	2.55'
L53	N45°00'00"E	3.18'
L54	N45°00'00"E	20.51'
L55	S00°00'00"E	14.14'
L56	S45°00'00"W	6.36'
L57	S45°00'00"E	3.28'
L58	N90°00'00"W	14.23'
L59	N45°00'00"E	5.98'
L60	S31°20'17"E	5.55'
L61	S58°39'43"W	7.48'
L62	S76°20'17"E	4.51'
L63	N75°30'01"W	13.52'
L64	S58°29'59"W	62.07'
L65	S14°29'59"W	2.76'
L66	N90°00'00"W	12.15'
L67	N00°00'00"E	3.37'
L68	N90°00'00"W	19.06'
L69	S00°00'00"E	3.50'
L70	S45°00'00"W	2.93'
L71	N11°15'00"W	15.21'
L72	N33°45'00"W	41.72'
L73	S33°45'00"E	40.72'
L74	S11°15'00"E	18.18'
L75	N90°00'00"W	10.00'

Palmera Townhomes at Wellen Park

A REPLAT OF TRACT F-6 AND PORTIONS OF TRACTS A-1 & D-5 OF PALMERA AT WELLEN PARK, PHASES 1A, 1B, 1C & 1D, RECORDED IN PLAT BOOK 58, PAGE 73 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

- LEGEND:
- = ANGLE POINT
 - = BENCHMARK
 - (with dot) = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - (with dot) = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - (with dot) = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866)
 - ⊙ (with dot) = 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
 - ⊙ (with dot) = PERMANENT CONTROL POINT FOUND (PCP) P.K NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - (with dot) = 5/8" CAPPED IRON ROD SET (LB#7866)
 - (with dot) = FOUND CAPPED IRON ROD (AS NOTED)
 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
 - NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB# = LICENSED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) → = LINE RADIAL TO CURVE IN DIRECTION OF CENTRAL ANGLE
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BRG. (BEARING)
 - L# = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - oko = ALSO KNOWN AS
 - (OA) = OVERALL
 - U.E. = UTILITY EASEMENT
 - TRT = TRACT
 - OR = OFFICIAL RECORDS INSTRUMENT NUMBER
 - WVID = WEST VILLAGES IMPROVEMENT DISTRICT
 - P.U.E. = PUBLIC UTILITY EASEMENT

NOTES:
COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00) AND BEARINGS ARE RELATIVE TO THE WEST LINE OF TRACT F-6 HAVING A BEARING OF N28°19'56"E.

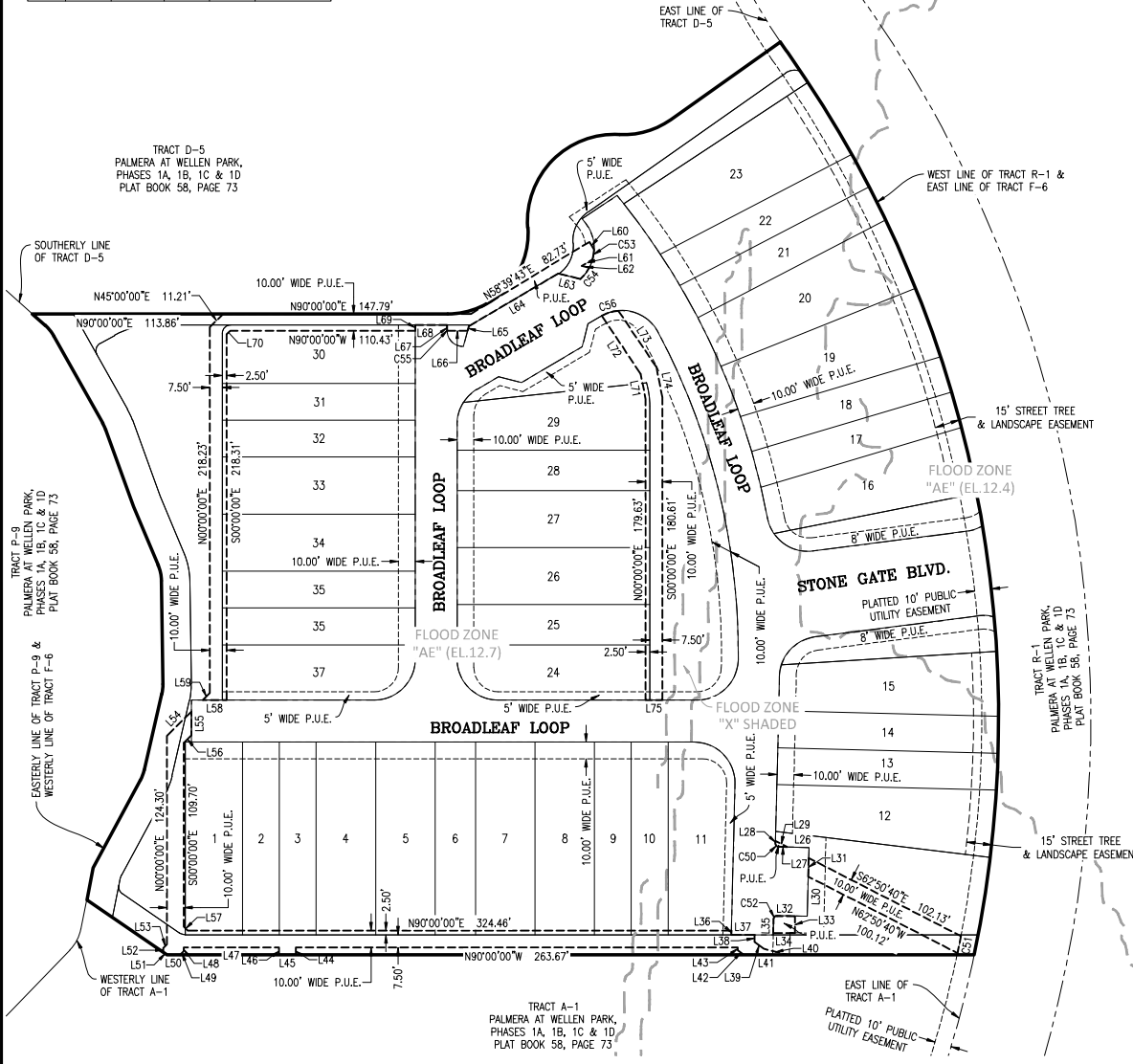
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USCG&S MONUMENT 1634 (P.B. D3126), PUBLISHED ELEVATION = 8.15 FEET (NAVD) TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.



PUBLIC UTILITY EASEMENTS DETAIL