

PRETO BOULEVARD SOUTH EXTENSION, PLAT No.1

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.

The Declaration of Covenants, Conditions, Easements, and Restrictions for Wellen Park Commercial Centers (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.

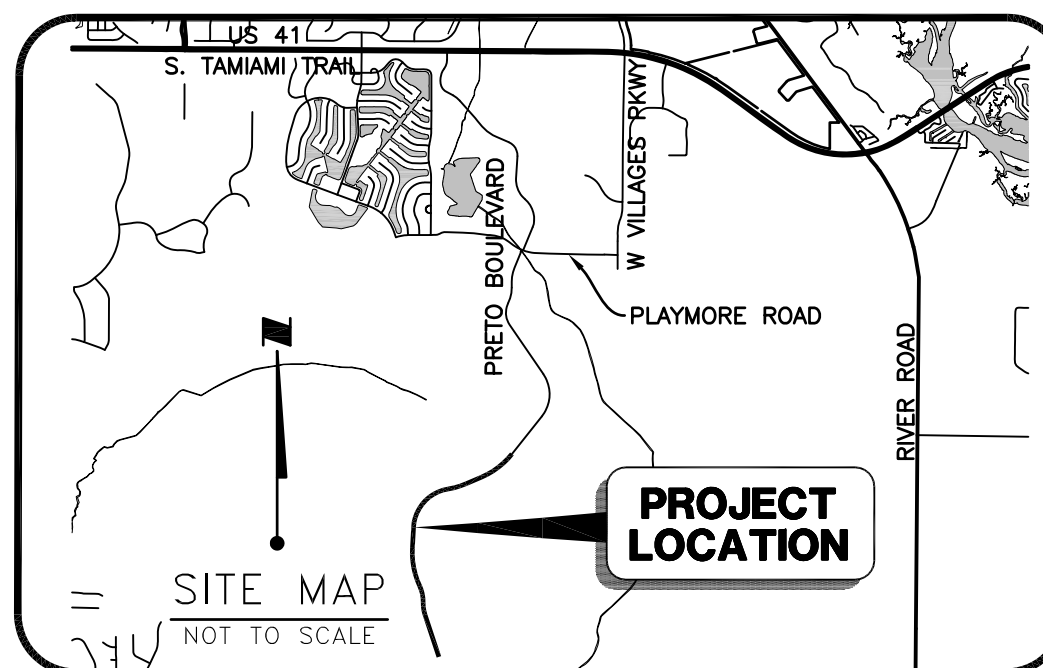
Tract 300 is a right of way and District property under the terms of the Declaration, the maintenance and use of which will be governed by the Declaration.

EASEMENT DESCRIPTIONS

UTILITY EASEMENTS – The Owners do hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be 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, or with the facilities or other improvements constructed by the Company or the District.

DRAINAGE EASEMENTS – The Owners, as the fee simple owner(s), dedicate and convey all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

A TRACT OF LAND AND A REPLAT OF A PORTION OF TRACT 900 OF WELLEN PARK GOLF AND COUNTRY CLUB PHASE 1A RECORDED IN PLAT BOOK 56, PAGE 75 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 7 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication of and perpetual maintenance obligation for Tract 300, as shown on this plat, and hereby accepts the dedication of the Drainage and Utility Easement(s) as shown on this plat.

Secretary/Assistant Secretary _____ John Luczynski, Chairman

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2023, by John Luczynski, as Chairman of the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

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., 2023.

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., 2023.

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 and Benchmarks will be installed and certified by an official affidavit.

Stantec Consulting Services Inc. L.B.#7866

By: _____
Joseph R. Jasper, P.S.M.
Florida Certificate #7168

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership and LENNAR HOMES LLC, a Florida limited liability company, collectively (the "Owners"), do hereby certify ownership of the property described on this plat entitled "PRETO BOULEVARD SOUTH EXTENSION, PLAT No.1," and does hereby grant, convey and dedicate said Plat for record.

The Owners do hereby state and declare the following:

1. The Owners do hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.
2. The Owners, as the fee simple owner(s) of the lands platted herein, dedicates and conveys Tract 300 in fee simple to the West Villages Improvement District.

IN WITNESS WHEREOF, the undersigned Owners have caused these presents to be executed in their name, this _____ day of _____ A.D., 2023.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2023, 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 MAIN STREET RANCHLANDS LLLP a Florida limited liability limited partnership, on behalf of the company 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.

MAIN STREET RANCHLANDS LLLP

By: Thomas Ranch Villages GP, LLC,
a Delaware limited liability company,
as its General Partner

By: Thomas Ranch Manager, LLC,
a Delaware limited liability company,
as its Manager

By: _____
Name: _____
As its: _____

Signature of Notary Public _____

Print Name of Notary Public _____
I am a Notary Public of the State of Florida, and
my commission expires on _____.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2023, by _____, as _____ of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company 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 _____
I am a Notary Public of the State of Florida, and
my commission expires on _____.

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 Commissioners of the City of North Port, Florida, this _____ day of _____, A.D., 2023.

Mayor, North Port City Commission _____ City Clerk, attest _____

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., 2023.

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

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 Florida.

City Engineer _____ Date _____
Registration No. _____

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 and with the current subdivision ordinance of the City of North Port.

Civil Surveyor _____ Date _____
Registration No. _____

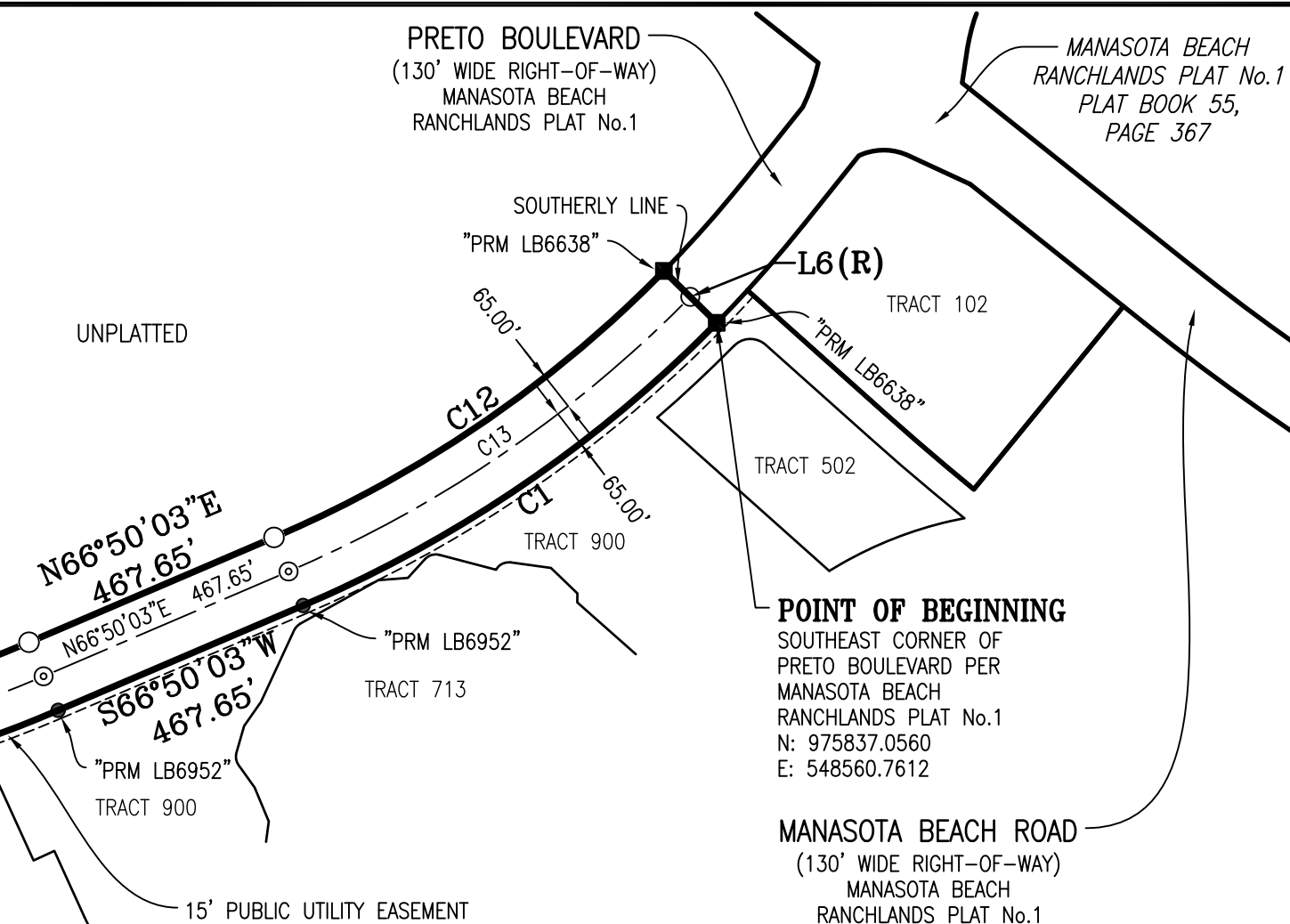
Preto Boulevard South Extension, Plat No.1

A TRACT OF LAND AND A REPLAT OF A PORTION OF TRACT 900 OF WELLEN PARK GOLF AND COUNTRY CLUB PHASE 1A RECORDED IN PLAT BOOK 56, PAGE 75 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 7 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

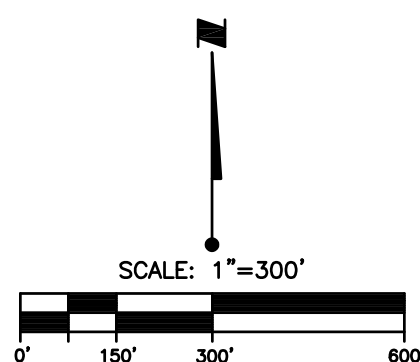
BENCH MARK TABLE (NAVD 88)		
BENCH MARK #	ELEVATION	DESCRIPTION
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK
####	####	NAIL & DISK AT SIDEWALK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°39'02"W	21.74'
L2	S18°15'37"E	147.47'
L3	N89°38'43"W	137.18'
L4	N18°15'37"W	103.68'
L5	N00°39'02"E	21.74'
L6	S45°33'01"E	130.00'
L7	N00°39'02"E	21.74'
L8	N18°15'37"W	125.58'

THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0370F & 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



PRETO BOULEVARD
TRACT 300
784,677 SF
Right-of-Way, Public Right-of-Way, Ingress/Egress, Drainage and Utility Easement



UNPLATTED

UNPLATTED

WEST BOUNDARY LINE OF WELLEN PARK GOLF AND COUNTRY CLUB PHASE 1A

TRACT 900

TRACT 710

WELLEN PARK GOLF AND COUNTRY CLUB PHASE 1A
PLAT BOOK 56, PAGE 75

TRACT 507

TRACT 900

TRACT 508

TRACT 900

TRACT 511

TRACT 900

TRACT 512

TRACT 900

SOUTH LINE OF SECTION 7
NORTH LINE OF SECTION 18

SOUTH LINE OF SECTION 8
NORTH LINE OF SECTION 17

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2265.00'	22°23'04"	884.90'	879.28'	S55°38'31"W
C2	2215.00'	14°00'55"	541.82'	540.47'	S73°50'31"W
C3	1085.00'	77°43'55"	1472.00'	1361.68'	S41°59'01"W
C4	2185.00'	28°06'04"	1071.65'	1060.94'	S10°55'59"E
C5	1090.00'	25°38'03"	487.67'	483.61'	S12°09'59"E
C6	960.00'	18°54'39"	316.85'	315.42'	S08°48'17"E
C7	1090.00'	18°54'39"	359.76'	358.13'	N08°48'17"W
C8	960.00'	25°38'03"	429.50'	425.93'	N12°09'59"W
C9	2315.00'	28°06'04"	1135.41'	1124.06'	N10°55'59"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	1215.00'	77°43'55"	1648.37'	1524.83'	N41°59'01"E
C11	2085.00'	14°00'55"	510.02'	508.75'	N73°50'31"E
C12	2135.00'	22°23'04"	834.11'	828.82'	N55°38'31"E
C13	2200.00'	22°23'04"	859.51'	854.05'	N55°38'31"E
C14	2150.00'	14°00'55"	525.92'	524.61'	N73°50'31"E
C15	2250.00'	28°06'04"	1103.53'	1092.50'	N10°55'59"W
C16	1025.00'	25°38'03"	458.59'	454.77'	N12°09'59"W
C17	1025.00'	18°54'39"	338.31'	336.77'	N08°48'17"W

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

A tract of land of lying in Sections 7 & 8, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southeast corner of Preto Boulevard (130' wide right-of-way) as shown on Manasota Beach Ranchlands Plat No.1 recorded in Plat Book 55, Page 367 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 2,265.00 feet and a central angle of 22°23'04"; the following eight (8) calls are along the west boundary line of Wellen Park Golf and Country Club Phase 1A, recorded in Plat Book 56, Page 75 of said Public Records: (1) thence Southwesterly along the arc of said curve, a distance of 884.90 feet, to the point of tangency of said curve having a chord bearing and distance of S.55°38'31"W., 879.28 feet, to the point of tangency of said curve; (2) thence S.66°50'03"W., a distance of 467.65 feet to a point of curvature of a curve to the right having a radius of 2,215.00 feet and a central angle of 14°00'55"; (3) thence Westerly along the arc of said curve, a distance of 541.82 feet, to the point of curvature of a reverse curve to the left having a radius of 1,085.00 feet and a central angle of 77°43'55"; (4) thence Southwesterly along the arc of said curve, a distance of 1,472.00 feet, to the point of tangency of said curve; (5) thence S.03°07'03"W., a distance of 574.98 feet to a point of curvature of a curve to the left having a radius of 2,185.00 feet and a central angle of 28°06'04"; (6) thence Southerly along the arc of said curve, a distance of 1,071.65 feet, to the point of curvature of a reverse curve to the right having a radius of 1,090.00 feet and a central angle of 25°38'03"; (7) thence Southerly along the arc of said curve, a distance of 487.67 feet, to the point of tangency of said curve; (8) thence S.00°39'02"W., a distance of 21.74 feet to a point of curvature of a curve to the left having a radius of 960.00 feet and a central angle of 18°54'39"; thence Southerly along the arc of said curve, a distance of 316.85 feet, to the point of tangency of said curve; thence S.18°15'37"E., a distance of 147.47 feet to the south line of said Wellen Park Golf and Country Club Phase 1A, also being the south line of Section 7; thence N.89°38'43"W. along the said south line of Section 7 and along said south line and its west extension of Wellen Park Golf and Country Club Phase 1A, a distance of 137.18 feet; thence N.18°15'37"W., a distance of 103.68 feet to a point of curvature of a curve to the right having a radius of 1,090.00 feet and a central angle of 18°54'39"; thence Northerly along the arc of said curve, a distance of 359.76 feet, to the point of tangency of said curve; thence N.00°39'02"E., a distance of 21.74 feet to a point of curvature of a curve to the left having a radius of 960.00 feet and a central angle of 25°38'03"; thence Northerly along the arc of said curve, a distance of 429.50 feet, to the point of curvature of a reverse curve to the right having a radius of 2,315.00 feet and a central angle of 28°06'04"; thence Northerly along the arc of said curve, a distance of 1,135.41 feet, to the point of tangency of said curve; thence N.03°07'03"E., a distance of 574.98 feet to a point of curvature of a curve to the right having a radius of 1,215.00 feet and a central angle of 77°43'55"; thence Northeasterly along the arc of said curve, a distance of 1,648.37 feet, to the point of curvature of a reverse curve to the left having a radius of 2,085.00 feet and a central angle of 14°00'55"; thence Easterly along the arc of said curve, a distance of 510.02 feet, to the point of tangency of said curve; thence N.66°50'03"E., a distance of 467.65 feet to a point of curvature of a curve to the left having a radius of 2,135.00 feet and a central angle of 22°23'04"; thence Northeasterly along the arc of said curve, a distance of 834.11 feet to the end of said curve; thence S.45°33'01"E. along the southerly line of said Preto Boulevard, a distance of 130.00 feet to the POINT OF BEGINNING.

Containing 784,677 square feet or 18.0137 acres, more or less.

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
- D = ARC LENGTH OF CURVE
- L = RADIUS
- R = CHORD DISTANCE
- C = CHORD BRC. (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
- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- WVSD = WEST VILLAGES STEWARDSHIP DISTRICT

NOTES:
BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY LINE OF PRETO BOULEVARD, BEING S45°33'01"E.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT T634 (PID DJ3126), 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 HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.



Stantec

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