

CERTIFICATE OF OWNERSHIP AND DEDICATION

# WELLEN PARK DOWNTOWN PHASE 3

A COMMERCIAL SUBDIVISION LYING IN  
SECTION 32, TOWNSHIP 39 SOUTH,  
RANGE 20 EAST, CITY OF NORTH PORT,  
SARASOTA COUNTY, FLORIDA

### EASEMENT DESCRIPTIONS

**RESERVATION OF EASEMENTS** – There are hereby expressly reserved to MAIN STREET RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground 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.

**UTILITY EASEMENTS** – The Company does 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 undersigned, MAIN STREET RANCHLANDS, LLLP, a Florida limited liability partnership, as the fee simple owner, dedicates 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.

### 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 301 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.

### 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 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.

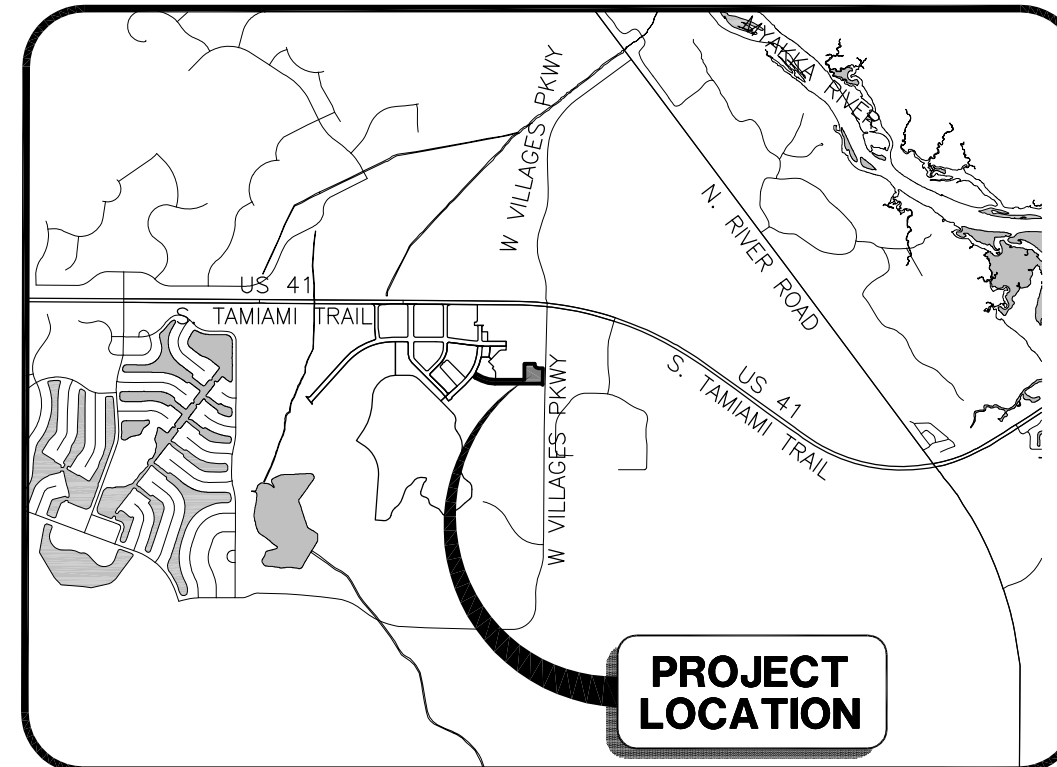
\_\_\_\_\_  
City Engineer Date  
Registration No. \_\_\_\_\_

### 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.

\_\_\_\_\_  
Steven M. Watts, FL PSM #4588 Date  
City Surveyor and Mapper



### SITE MAP

NOT TO SCALE

### 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 Board of County Commissioners of the County of Sarasota, Florida, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

\_\_\_\_\_  
Mayor, North Port City Commission City Clerk, attest

### 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.

\_\_\_\_\_  
Date: \_\_\_\_\_ By: \_\_\_\_\_  
Stantec Consulting Services, Inc. L.B.#7866  
Robert R. Cunningham P.S.M.  
Florida Certificate #3924

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

MAIN STREET RANCHLANDS, LLLP, a Florida limited liability partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "WELLEN PARK DOWNTOWN PHASE 3," and does hereby grant, convey and dedicate said Plat for record.

The Company do hereby state and declare the following:

1. The Company does 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 undersigned, MAIN STREET RANCHLANDS, LLLP, a Florida limited liability partnership, as the fee simple owner of the lands platted herein, dedicates and conveys Tract 302 in fee simple to the West Villages Improvement District in fee simple.

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:

\_\_\_\_\_  
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 \_\_\_\_\_, 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 MAIN STREET RANCHLANDS LLLP a Florida limited liability 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.

\_\_\_\_\_  
Signature of Notary Public

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

### 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 302, as shown on this plat, and hereby accepts the dedication of the Drainage and Public Utility Easement(s) as shown on this plat.

\_\_\_\_\_  
Secretary/Assistant Secretary John Luczynski, Chairman

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 John Luczynski, as Chairman of the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

\_\_\_\_\_  
Notary Public

\_\_\_\_ Personally Known OR \_\_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



## Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7866

**WELLEN PARK  
DOWNTOWN PHASE 3**

A COMMERCIAL SUBDIVISION  
LYING IN SECTION 32,  
TOWNSHIP 39 SOUTH, RANGE 20  
EAST, CITY OF NORTH PORT,  
SARASOTA COUNTY, FLORIDA

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

A tract of land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract 13 of Wellen Park Downtown Tracts 6 & 9 Replat, recorded in Plat Book 57, Page 59 of the Public Records of Sarasota County, Florida; the following three (3) calls are along the south line of Tract 13 of said Wellen Park Downtown Tracts 6 & 9 Replat: (1) thence S.57°19'30"E., a distance of 26.71 feet to a point of curvature of a curve to the left having a radius of 566.67 feet and a central angle of 32°40'30"; (2) thence Easterly along the arc of said curve, a distance of 323.16 feet, to the point of tangency of said curve; (3) thence N.90°00'00"E. along the south boundary line of West Villages Marketplace recorded in Plat Book 53, Page 140 of said Public Records, a distance of 511.08 feet; the following five (5) calls are along said south boundary line of West Villages Marketplace: (1) thence N.00°00'00"E., a distance of 276.41 feet; (2) thence N.89°59'31"E., a distance of 175.55 feet; (3) thence S.00°00'00"E., a distance of 4.85 feet to a point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 89°59'59"; (4) thence Southeasterly along the arc of said curve, a distance of 117.81 feet, to the point of tangency of said curve; (5) thence S.89°59'59"E., a distance of 71.55 feet to a point on the west right-of-way line of West Villages Parkway (variable width public right-of-way) recorded in Official Records Instrument Number 2009155882 of said Public Records; thence S.00°30'25"W. along said west right-of-way line of West Villages Parkway, a distance of 288.47 feet to the point of curvature of a tangent curve to the left, having a radius of 25.00 feet and a central angle of 90°30'25"; thence Northwesterly along the arc of said curve, a distance of 39.49 feet, said curve having a chord bearing and distance of N.44°44'48"W., 35.51 feet, to the point of tangency of said curve; thence S.90°00'00"W., a distance of 805.63 feet to a point of curvature of a curve to the right having a radius of 633.33 feet and a central angle of 32°40'30"; thence Westerly along the arc of said curve, a distance of 361.18 feet, to the point of tangency of said curve; thence N.57°19'30"W., a distance of 26.71 feet to a point on the east right-of-way line of Market Way (80.66' wide public right-of-way) as shown in abovementioned Wellen Park Downtown Tracts 6 & 9 Replat; thence N.32°40'28"E. along said east right-of-way line, a distance of 66.66 feet to the POINT OF BEGINNING.

Containing 158,503 square feet or 3.6387 acres, more or less.

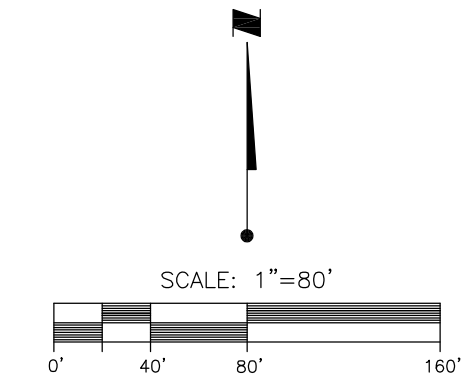
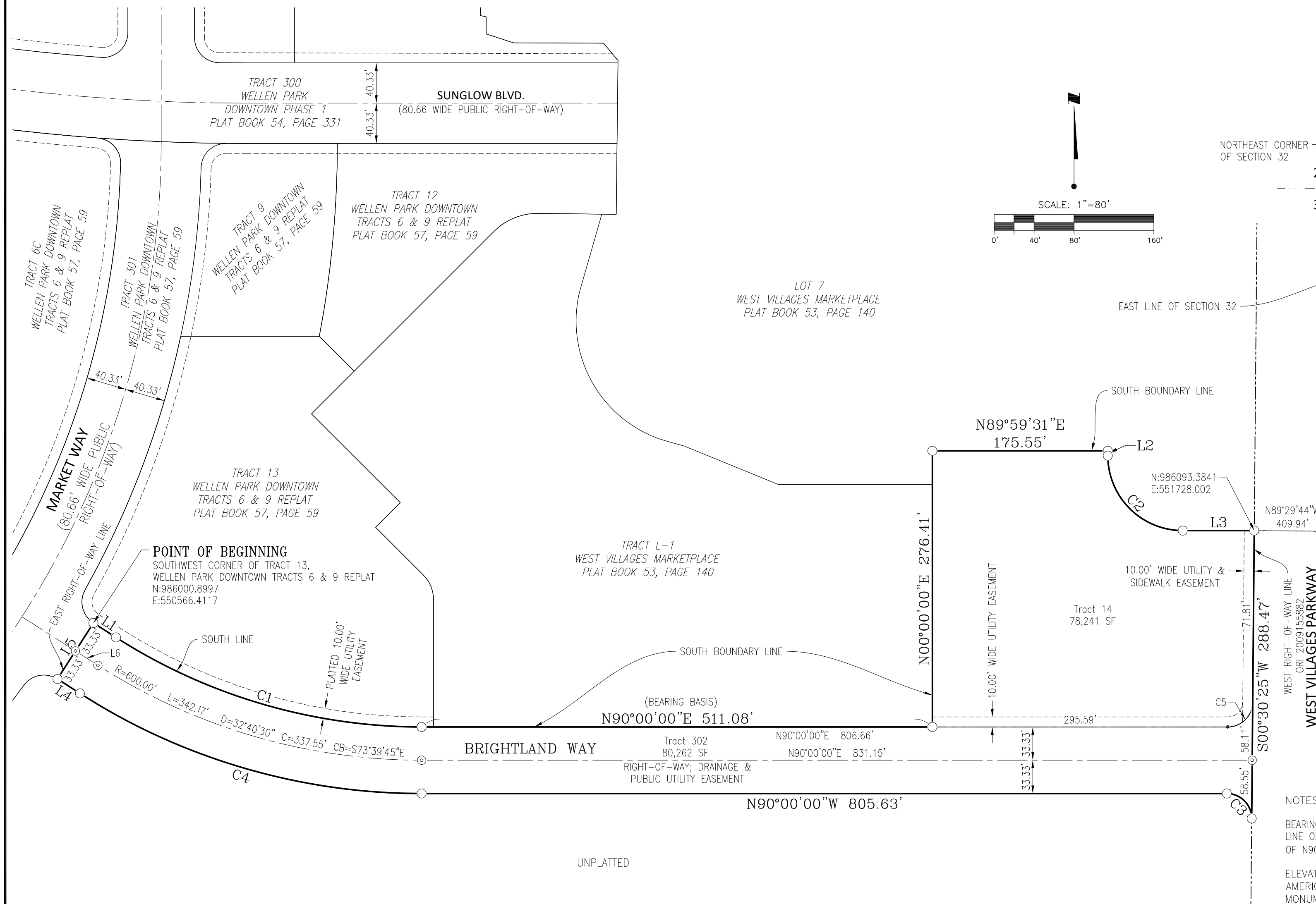
**Stantec**

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# WELLEN PARK DOWNTOWN PHASE 3

A COMMERCIAL SUBDIVISION  
LYING IN SECTION 32,  
TOWNSHIP 39 SOUTH, RANGE 20  
EAST, CITY OF NORTH PORT,  
SARASOTA COUNTY, FLORIDA

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. 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



- 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
  - 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
  - aka = ALSO KNOWN AS
  - (OA) = OVERALL
  - U.E. = UTILITY EASEMENT
  - TRT = TRACT
  - ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
  - LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTES:

BEARINGS SHOWN HEREON ARE ON GRID AND ARE BASED ON THE SOUTH LINE OF TRACT L-1 OF WEST VILLAGES MARKETPLACE, HAVING A BEARING OF N90°00'00"E.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT X-255 RESET 1975, PUBLISHED ELEVATION = 7.45 FEET (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE, 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.

LINE	BEARING	DISTANCE
L1	S57°19'30"E	26.71'
L2	S00°00'00"E	4.85'
L3	S89°59'59"E	71.55'
L4	N57°19'30"W	26.71'
L5	N32°40'28"E	66.66'
L6	S57°19'30"E	26.71'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	566.67'	32°40'30"	323.16'	318.80'	S73°39'45"E
C2	75.00'	89°59'59"	117.81'	106.07'	S44°59'59"E
C3	25.00'	90°30'25"	39.49'	35.51'	N44°44'48"W
C4	633.33'	32°40'30"	361.18'	356.30'	N73°39'45"W
C5	25.00'	89°29'35"	39.05'	35.20'	N45°15'12"E