



## STAFF REPORT

### **PSPP-25-03102**

Wellen Park Downtown Phase 5 Preliminary Subdivision Replat  
Resolution No. 2025-R-76

**From:** Sherry Willette-Grondin, Planner III

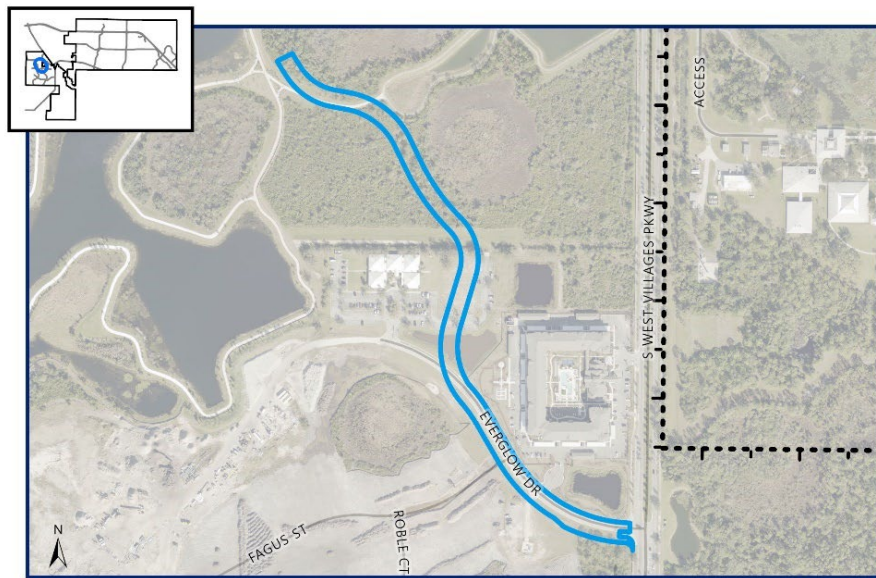
**Thru:** Lori Barnes, AICP, CPM, Deputy Development Services Director

**Thru:** Alaina Ray, AICP, Development Services Director

**Thru:** Jason Yarborough, ICMA-CM, Deputy City Manager

**Thru:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

**Date:** November 6, 2025

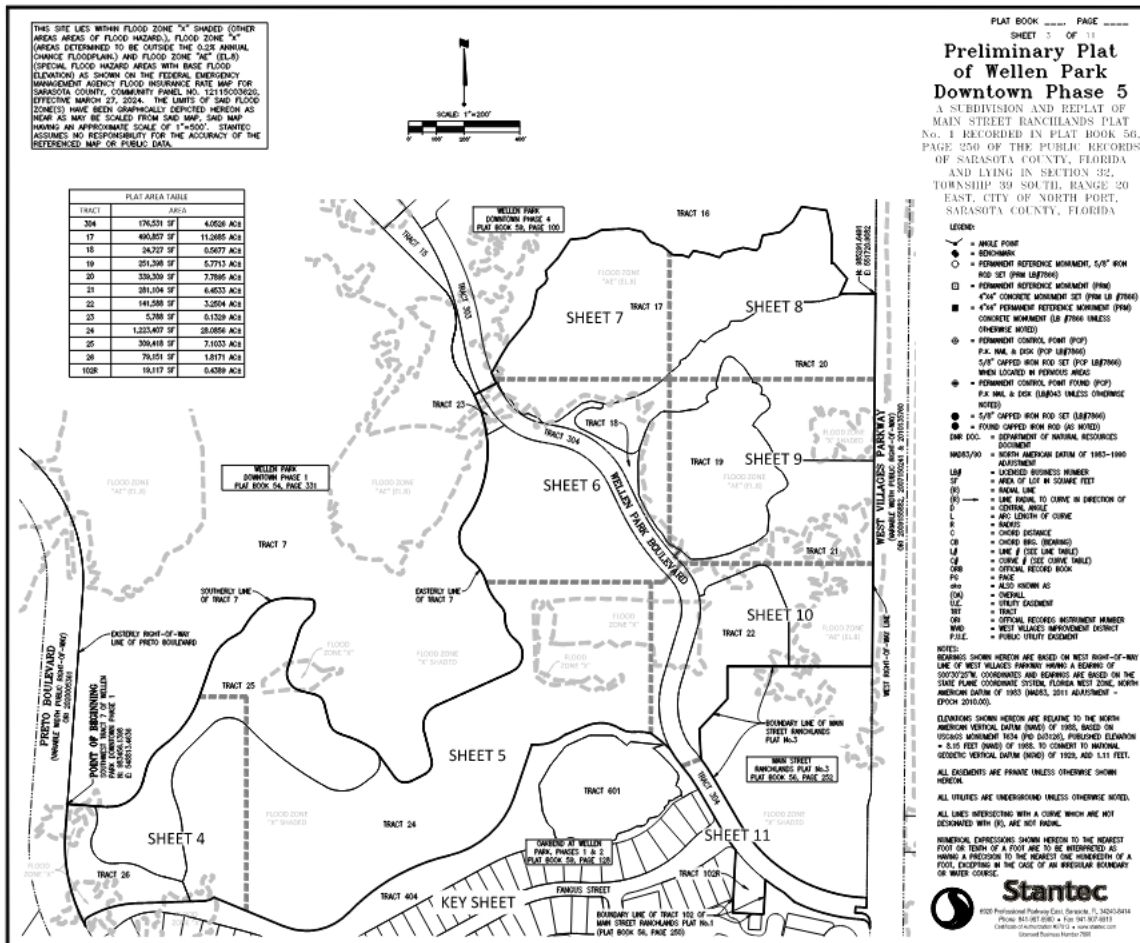


|                       |                                                                                         |
|-----------------------|-----------------------------------------------------------------------------------------|
| <b>PROJECT:</b>       | PSPP-25-03102; Preliminary Subdivision Replat of Wellen Park Downtown Phase 5           |
| <b>REQUEST:</b>       | Consideration of Preliminary Subdivision Replat for Wellen Park Downtown Phase 5        |
| <b>APPLICANT:</b>     | Joseph A. Kelly, PSM, Stantec Consulting Services, Inc. ( <b>Exhibit B, Affidavit</b> ) |
| <b>OWNERS:</b>        | Manasota Beach Ranchlands, LLLP ( <b>Exhibit C, Warranty Deed</b> )                     |
| <b>LOCATION:</b>      | West of West Villages Parkway and east of Preto Boulevard                               |
| <b>PROPERTY SIZE:</b> | ± 76.7308 acres                                                                         |
| <b>ZONING:</b>        | Village (V)                                                                             |

## I. BACKGROUND

Additionally, the replat will create two wetland preservation area tracts, three stormwater management tracts, three open space tracts, and three tracts designated for future development.

The subject property is zoned Village (V) with a Future Land Use Designation of Village (V). The subject property is located within Village D within Wellen Park.



**Figure 1. Proposed Preliminary Subdivision Replat, Wellen Park Downtown Phase 5**

## II. STAFF ANALYSIS

### FLORIDA STATUTES CHAPTER 177

*F.S. 177.073(1)(e): “Preliminary plat” means a map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.*

Findings: The subject preliminary replat meets the definition of a “preliminary plat” and contains all required information for compliance with Chapter 177. Any forthcoming final plat will be required to be consistent with the approved preliminary replat.

Conclusion: PSPP-25-03102 was reviewed and found to be in conformance with Chapter 177, Florida Statutes.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

#### *POLICY FLU 1.8.1. IMPLEMENTING UNIFIED LAND DEVELOPMENT CODE*

*The City shall enforce creative, innovative land development regulations which contain specific provisions to implement the adopted Comprehensive Plan. Improvements to the land development regulation process shall focus on efficiency and effectiveness through a streamlining of procedures. Land development regulations shall, at a minimum:*

- 1. Regulate the subdivision of land.*

Findings: The subject preliminary replat application was submitted in accordance with the procedures of the ULDC and meets all requirements of the ULDC, implementing the vision of the Comprehensive Plan as required by the above Policy.

Conclusion: PSPP-25-03102 is consistent with Policy FLU 1.8.1 of the Comprehensive Plan.

*Transportation Element, GOAL 1: To develop an effective multi-modal transportation system which optimizes safety, convenience, cost and pollution reduction practices by establishing internal and external transportation linkages between residential neighborhoods and activity centers.*

Findings: The extension of the Wellen Park Boulevard right-of-way completes the street network to support future residential and mixed-use growth in the area.

Conclusion: PSPP-25-03102 is consistent with Transportation Element Goal 1 of the Comprehensive Plan.

*Housing Element, Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including: public transit, schools, parks, emergency services, hurricane shelters and utilities*

Findings: The extension of the Wellen Park Boulevard right-of-way completes the street network to support future residential and mixed-use growth in the area.

Conclusion: PSPP-25-03327 is consistent with Housing Element, Policy 1.9 of the Comprehensive Plan.

## COMPLIANCE WITH ULDC

### Chapter 4 Article XII-Subdivision Standards

- 1. No subdivision shall be platted or recorded, no lot shall be sold, and no building or development permit be issued unless the subdivision meets all applicable laws of the state, this ULDC, and has been approved by the City in accordance with the requirements Chapter 2, Article II., Section 2.2.9. for Preliminary Subdivision Plat and Final Plat.*

Findings: The preliminary subdivision replat was reviewed for conformance with the ULDC.

Conclusion: PSPP-25-0312 was reviewed and found to be in conformance with the requirements of the ULDC.

## ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance with State and Federal standards.



## FLOOD ZONE

The site is in a FEMA Flood Zone "X" (0.2% Annual Chance Flood Hazard), according to Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0362G, revised March 27, 2024.



## III. STAFF REVIEW

The preliminary subdivision replat underwent a thorough review by the development review committee staff, who carefully examined its various components, including layout, zoning compliance, and environmental impact. After a detailed assessment, the committee identified no issues or concerns, indicating that the proposal meets all necessary guidelines and regulations for moving forward in the development process.

## IV. LEGAL REVIEW

The City Attorney's Office received and approved the proposed Resolution 2025-R-76 as to form and correctness.

## V. STAFF RECOMMENDATION

### Recommended Action:

Approve the preliminary subdivision replat.

### Commission Options:

**Option 1:** Approve the preliminary subdivision replat.

Pros:

- **Consistent with the Village D Pattern Plan:** The project provides for expansion of Wellen Park Boulevard right-of-way, which will complete the street network in the area to support the build-out of Village D.
- **Stormwater Management:** Includes three new lakes designed to attenuate and treat runoff, ensuring compliance with water quality and flood control requirements.
- **Traffic Flow:** The extension will shift traffic away from major roadways, including West Villages Parkway, U.S. 41, and Preto Boulevard, to alleviate traffic congestion.

Cons:

- **Environmental Impacts:** The future right-of-way improvements will increase impervious surface area and vegetative cover.
- **Construction Disruptions:** Construction of future roadway and related improvements may temporarily affect traffic flow and cause localized disturbance.

**Option 2:** Deny the preliminary subdivision replat.

Pros:

- **Environmental Preservation:** Retains existing pervious surface area and vegetative cover.
- **Prevents Construction Disruptions:** Denying this project will limit construction-related traffic in this area.

Cons:

- **Inadequate Infrastructure:** Denying this preliminary replat will limit expansion of Wellen Park Boulevard that may create traffic-related problems in the area due to an incomplete roadway network.
- **Impacts on the Build-out of Wellen Park:** Denying this preliminary replat will limit provision of critical roadway infrastructure in this area, which undermines long range planning objectives put in place via the approved Village Pattern Book and Village D VDPP.

## VI. PUBLIC NOTICE AND HEARING SCHEDULE

Notice of Public Hearings were mailed to the owner and property owners within a 1,320-foot radius of the subject property on **October 21, 2025**. The petition was also advertised in a newspaper of general circulation within the City of North Port on **October 26, 2025**, in accordance with the provisions of Section 166.041, Florida Statutes and Section 7.06 of the Charter of the City of North Port, and Chapter 2, Article II, Section 2.2.2 of the City's Unified Land Development Code (ULDC) as amended (Exhibit E).

|                            |                                                    |                                                       |
|----------------------------|----------------------------------------------------|-------------------------------------------------------|
| PUBLIC HEARING<br>SCHEDULE | Planning & Zoning Advisory Board<br>Public Hearing | November 6, 2025<br>9:00 AM or as soon<br>thereafter  |
|                            | City Commission<br>Public Hearing                  | November 18, 2025<br>6:00 PM or as soon<br>thereafter |

## VII. RECOMMENDED MOTIONS

### PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PSPP-25-03102, Wellen Park Downtown Phase 5 Preliminary Subdivision Replat, as stated:

I move to recommend approval of Petition No. PSPP-25-03102 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Replat complies with all regulations set forth in the City of North Port Comprehensive Plan.

### CITY COMMISSION—

The City Commission approve Resolution No. 2025-R-76, Petition No. PSPP-25-03102, Wellen Park Downtown Phase 5 Preliminary Subdivision Replat, as stated:

I move to approve Resolution No. 2025-R-76 as presented and find that based on the competent substantial evidence, the Preliminary Subdivision Replat complies with all regulations set forth in the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC).

## VIII. ALTERNATIVE MOTIONS

Petition PSPP-25-03102 may be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

### PLANNING & ZONING ADVISORY BOARD—

Petition PSPP-25-03102 may be denied. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

MOTION TO DENY: I move to recommend denial of the Wellen Park Downtown Phase 5 Preliminary Subdivision Replat, Petition No. PSPP-25-03102, and that the City Commission

find that, based on the competent and substantial evidence, the Preliminary Subdivision Replat:

[include all applicable factors below]

1. Is NOT consistent with the North Port Comprehensive Plan because \_\_\_\_\_

[include explanation of how the preliminary subdivision replat fails to meet each specific regulation]

### **CITY COMMISSION—**

MOTION TO DENY: I move to deny Resolution No. 2025-R-76, Wellen Park Downtown Phase 5 Preliminary Subdivision Replat, Petition No. PSPP-25-03102, and find that, based on the competent and substantial evidence, the Replat:

[include all applicable factors below]

1. Is NOT consistent with the Unified Land Development Code because \_\_\_\_\_

[include explanation of how the preliminary subdivision replat fails to meet each specific regulation];

2. Is NOT consistent with the North Port Comprehensive Plan because \_\_\_\_\_

[include explanation of how the preliminary subdivision replat fails to meet each specific regulation].

## IX. EXHIBITS

|           |                                |
|-----------|--------------------------------|
| <b>A.</b> | Preliminary Subdivision Replat |
| <b>B.</b> | Affidavit                      |
| <b>C.</b> | Warranty Deed                  |
| <b>D.</b> | Title Assurance                |
| <b>E.</b> | Public Notice                  |





# Stantec

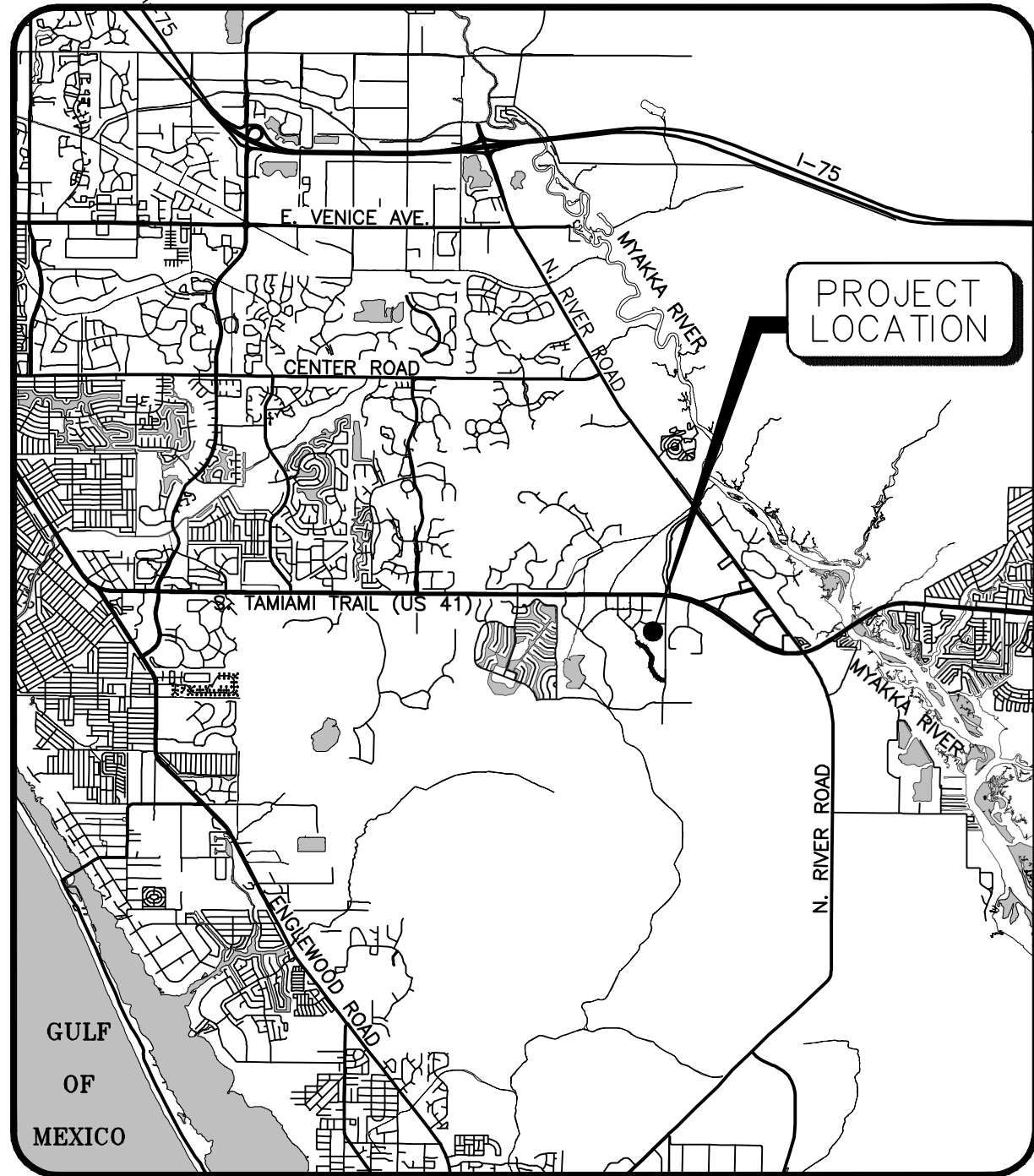
6920 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • [www.stantec.com](http://www.stantec.com)

CONSTRUCTION PLANS FOR

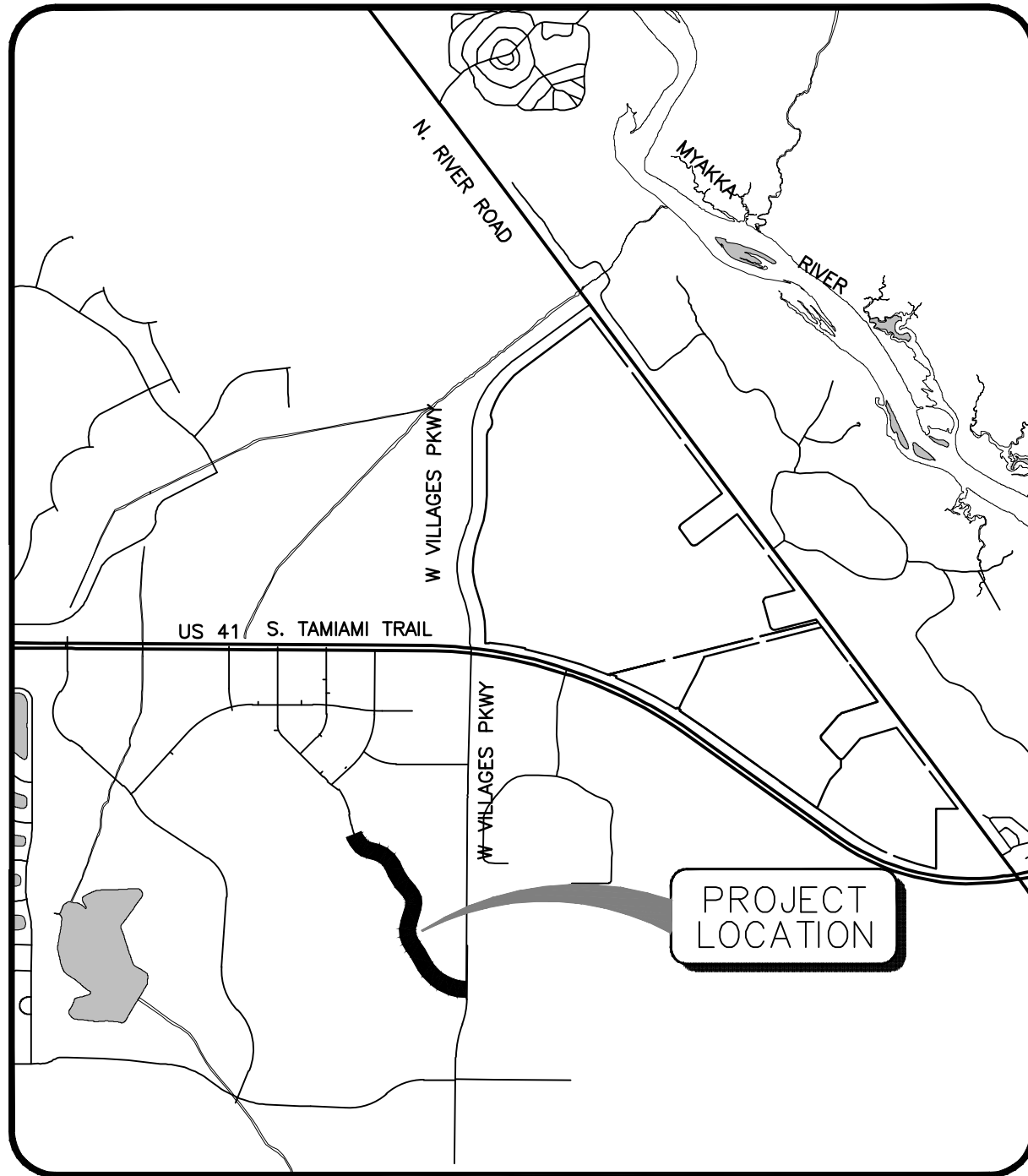
# WELLEN PARK DOWNTOWN PHASE 5

LOCATED WITHIN SECTION 32  
TOWNSHIP 39 SOUTH, RANGE 20 EAST  
CITY OF NORTH PORT, FLORIDA

A DEVELOPMENT BY  
**MAIN STREET RANCHLANDS, LLLP**  
19503 SOUTH WEST VILLAGES PARKWAY STE 14  
VENICE, FLORIDA



LOCATION MAP



SITE MAP

DATE: 2024.08

PROJECT NUMBER: 215618592

## PROJECT DATA

**OWNERSHIP**  
MAIN STREET RANCHLANDS, LLLP  
19503 SOUTH WEST VILLAGES PARKWAY, STE 14  
VENICE, FLORIDA

**CHARACTER AND INTENDED USE**  
PUBLIC ROADWAY

**PROJECT AREA** TOTAL AREA: 39.23 ACRES, PERVIOUS AREA: 36.07 ACRES, IMPERVIOUS AREA: 3.16 ACRES

**DRAINAGE**  
STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED, OPERATED & MAINTAINED BY WEST VILLAGES IMPROVEMENT DISTRICT.

**UTILITY OWNERSHIP**  
RECLAIMED WATER – WEST VILLAGES IMPROVEMENT DISTRICT  
POTABLE WATER – CITY OF NORTH PORT UTILITIES  
SANITARY SEWER – CITY OF NORTH PORT UTILITIES

**DATUM**  
RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. THE CONVERSION FACTOR TO NGVD29 IS +1.11’ FEET.

A PRELIMINARY SUBDIVISION AND REPLAT OF MAIN STREET RANCHLANDS PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 250 OF THE PUBLIC RECORDS OF SARASOTA COUNTY.

## NOTES

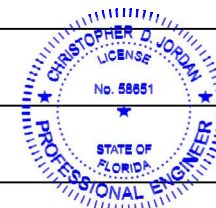
1. THE PROJECT CONSISTS OF A ROADWAY EXTENSION
2. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. PRESENT ZONING IS VILLAGE.
4. THE PROJECT IS LOCATED WITHIN FLOOD ZONE AE (EL 8 FT) & X, PER FIRM COMM. PANEL NO. 12115C0362G (MARCH 27, 2024)
5. CONSTRUCTION SHALL COMMENCE NOVEMBER 2024 AND CONTINUE THROUGH NOVEMBER 2025.
6. TOPOGRAPHY IS COMPILED FROM FIELD INFORMATION OBTAINED BY STANTEC AND IS BASED ON 1988 DATUM. THE CONVERSION FACTOR TO NGVD 29 IS +1.11’.
7. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
8. DRAINAGE EASEMENTS WILL BE PROVIDED FOR ALL PROPOSED STORM PIPING OUTSIDE THE PROPOSED RIGHT-OF-WAY.
9. ANY SIGNIFICANT HISTORICAL OR ARCHEOLOGICAL RESOURCES DISCOVERED DURING DEVELOPMENT ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE FLORIDA DIVISION OF HISTORICAL RESOURCES AND TREATMENT OF SUCH RESOURCES SHALL BE DETERMINED IN COOPERATION WITH THE DIVISION OF HISTORICAL RESOURCES AND THE CITY OF NORTH PORT. TREATMENT OF THE RESOURCES MUST BE COMPLETED BEFORE RESOURCE-DISTURBING ACTIVITIES ARE ALLOWED TO CONTINUE. IF HUMAN REMAINS ARE ENCOUNTERED, THE PROVISIONS CONTAINED IN CHAPTER 872, FLORIDA STATUTES (OFFENSES CONCERNING DEAD BODIES AND GRAVES) SHALL BE FOLLOWED.
10. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS AND THE CITY OF NORTH PORT CODE.
11. THE PROJECT SITE WAS PREVIOUSLY INCLUDED IN VILLAGE D MASTER INFRASTRUCTURE (INF-19-289; ERP 43032522.025)
12. NO COMMISSION STIPULATIONS HAVE BEEN PLACED ON THE PROPERTY.

## LOCAL UTILITY PROVIDERS

## INDEX TO SHEETS

| SHEET | DESCRIPTION                             |
|-------|-----------------------------------------|
| 01    | COVER SHEET                             |
| 02    | AERIAL LOCATION MAP                     |
| 03    | GENERAL NOTES                           |
| 04    | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 05    | TYPICAL ROAD SECTIONS                   |
| 06    | MASTER SITE & DRAINAGE PLAN             |
| 07-08 | LAKE PLAN                               |
| 09    | MASTER UTILITY PLAN                     |
| 10    | MASTER KEY PLAN                         |
| 11-17 | PLAN & PROFILE                          |
| 18    | PAVING DETAILS                          |
| 19-21 | ROAD SECTIONS                           |
| 22-23 | DRAINAGE DETAILS                        |
| 24-25 | UTILITY DETAILS                         |
| 26-27 | WATER DETAILS                           |
| 28    | SANITARY DETAILS                        |
| 29-31 | SIGNAGE AND PAVEMENT MARKING PLAN       |
| 32    | BEST MANAGEMENT PRACTICES PLAN          |
| 33    | BEST MANAGEMENT PRACTICES DETAILS       |

SUPPLEMENTAL PLANS



Christopher D  
Jordan  
2025.10.30  
16:11:36-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DENOTES SWFWMD SUBMITTAL

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| △   | 12/17/24 | REV SHEETS 9                 | BLB/117073 |
| △   | 12/12/24 | REV SHEETS 6-7, 9, 13, 29-31 | BLB/117073 |
| △   | 12/04/24 | BID SET                      | RTD/89450  |
| NO. | DATE     | DESCRIPTION                  | BY         |

## REVISIONS



Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.  
*Check positive response codes before you dig!*

|                                                                          |                                         |                                      |
|--------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|
| PROJECT MANAGER<br>CHRISTOPHER D. JORDAN, P.E.<br>FLORIDA LIC. NO. 58651 | PROJECT ENGINEER<br>DANA DRISCOLL, E.I. | PROJECT SURVEYOR<br>JOE JASPER, P.S. |
|--------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|

RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER  
215618592-C07\_001CIV



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THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
CHRISTOPHER D. JORDAN, P.E.,  
ON THE DATE ADJACENT TO THIS  
SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NORTH PORT, FLORIDA

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| RTD/89450 | 2024.08 |       |            |
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ORIGINAL SHEET - ARCH.D

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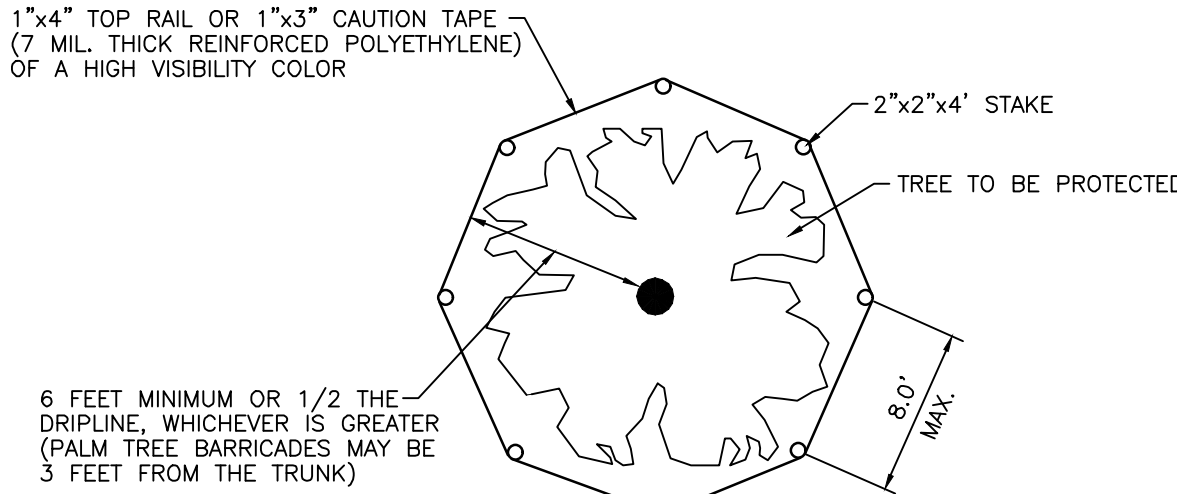
B

A

GENERAL SITE CONSTRUCTION NOTES:

- THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
- ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED (CITY OF NORTH PORT BURN PERMIT REQUIRED BY THE CONTRACTOR) OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
- ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISH EARTHWORK GRADING SHALL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS.
- SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CERTAIN TREES ARE DESIGNATED BY THE OWNER TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) ARE DAMAGED BY CONSTRUCTION OPERATIONS OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL, OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
- WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM. NO EQUIPMENT, SUPPLIES, OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
- NOTIFY "SUNSHINE STATE ONE CALL (1-800-432-4770)", COMCAST CABLE, SARASOTA CO. AND CITY OF NORTH PORT UTILITIES, FLORIDA POWER & LIGHT, VERIZON AND ANY OTHER UTILITIES (GAS COMPANIES, ETC.) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
- ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO, MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS SHALL BE INSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- CLEARING, GRUBBING, STRIPPING, AND COMPACTION SHALL BE INSPECTED BY THE ENGINEER OR HIS DULY APPOINTED REPRESENTATIVE PRIOR TO FILLING.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT TREE PROTECTION ORDINANCE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES DETAIL DRAWING. THE ENGINEER SHALL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR THE PROTECTION OF PRESERVE AREAS SUBJECT TO THE APPROVAL OF THE CITY OF NORTH PORT ARBORIST DIVISION. THE CONTRACTOR SHALL NOTIFY THE CITY OF NORTH PORT ARBORIST DIVISION WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
- ALL LIMITS OF CONSTRUCTION FOR THE OUTFALL PIPE/STRUCTURE/SPREADER SWALE SHALL BE STAKED PRIOR TO A WETLAND SHALL BE APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE AFTER SURVEY STAKE OUT AND PRIOR TO INSTALLATION.
- LOCATION OF ALL STORM STRUCTURES (WEIR, MITERED END, CONTROL STRUCTURE, GRATE INLET, ETC.) ADJACENT TO A WETLAND SHALL BE APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE AFTER SURVEY STAKE OUT AND PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL ADHERE TO AND HAVE A COPY OF THE SWFWMD PERMIT FOR THE SITE.
- ALL CONCRETE PIPE JOINTS SHALL HAVE A FILTER FABRIC JACKET MINIMUM 12" EACH SIDE OF JOINT WITH MIN. 24" OVERLAP AT SEAM PER FDOT INDEX #280 & #199 & ALL APPLICABLE CITY REQUIREMENTS.
- CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION, AND FUGITIVE DUST.
- THE PROPOSED CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE ADA COMPLIANCE HANDBOOK, LATEST EDITION, AND THE FLORIDA ACCESSIBILITY CODE.
- ALL PAVEMENT MARKINGS, EXCLUDING PARKING STALLS, SHALL BE ALKYD THERMOPLASTIC, 90 MILS THICKNESS.
- ALL DRAINAGE STRUCTURES TO HAVE POURED INVERTS.
- UNLESS OTHERWISE NOTED, ALL CONCRETE FOR ROADWAY AND DRAINAGE STRUCTURES SHALL BE CLASS I AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 psi.
- ALL SIDEWALKS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #304 AND #310, THE AMERICAN WITH DISABILITIES ACT (ADA), AND THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, MILLENNIUM EDITION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, LATEST ADDITION, TRAFFIC CONTROL THROUGH WORK ZONES, SERIES 600 INDICES.
- ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10 FEET. NO JOINTS SHALL BE CLOSER THAN 4 FEET.
- JOINT RESTRAINTS DETAILS ON THE WATER DISTRIBUTION DETAILS SHEET SHALL ALSO APPLY TO FORCE MAINS, IRRIGATION MAINS & WATER MAINS.
- TRENCH DETAILS ON THE WASTEWATER COLLECTION CONSTRUCTION DETAILS SHEET SHALL ALSO APPLY TO FORCE MAINS, IRRIGATION MAINS & WATER MAINS.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWFWMD ERP INFORMATION MANUAL, LATEST EDITION AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.
- THE WETLANDS, MITIGATION AREAS, AND ASSOCIATED UPLAND VEGETATIVE BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A PRESERVE AND LABELED A PRESERVE ON ALL PLANS. ALL ACTIVITIES INVOLVING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES. EXCEPTION MAY BE GRANTED BY RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
- ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE SARASOTA COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- FIVE SETS OF ENGINEERING PLANS, REVIEW FEE, AND ANY OTHER RELATED MATERIALS MUST BE SUBMITTED BY THE CONTRACTOR TO THE SARASOTA COUNTY UTILITIES, 1001 SARASOTA CENTER BLVD, SARASOTA, FLORIDA 34240, PHONE: 861-6625. THESE PLANS MUST BE APPROVED BY THE SARASOTA COUNTY HEALTH DEPARTMENT PRIOR TO CONSTRUCTION. CONTACT BRIAN DIETZ AT 861-6135 FOR DEP PERMIT FEE.
- PROPERTIES WHICH PROPOSE TO BE CONNECTED TO CENTRAL WATER MUST HAVE THE PROPER BACKFLOW PREVENTION DEVICE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
- THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES IN ACCORDANCE WITH CITY OF NORTH PORT U.L.D.C. AND WITH THE HISTORIC PRESERVATION CHAPTER OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN:
  - IF EVIDENCE OF THE EXISTENCE OF CULTURAL RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR, THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF SUCH EVIDENCE MAY INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN THREE WORKING DAYS OF NOTIFICATION AND TO MITIGATE ANY ADVERSE EFFECTS SO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.
  - IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THAT PARTICULAR AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.
- EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IN THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROPERTY NECESSARY TO ENSURE COMPLIANCE.]
- OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO PUBLIC WORKS WITHIN 24 HOURS OF THE OCCURRENCE (PH: 941-240-8050; FAX 941-240-8063). THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONTAINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(c) 1., F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP AND IMMEDIATELY REPORTED TO PUBLIC WORKS (PH: 941-240-8050; FAX 941-240-8063). SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.

- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED (PH: 941.861.5000; FAX: 941.861.0986).
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
  - NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(g), F.A.C.
  - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.C.2 F.A.C. AND AS PER SEC. 54-187(g)(I) OF THE CITY OF NORTH PORT CODE.
  - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO UTILITIES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.D.1, F.A.C., AND SEC. 54-187(g)(I) OF THE CITY OF NORTH PORT CODE.
  - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(g) PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO CITY OF NORTH PORT STORMWATER & ENVIRONMENTAL DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO CITY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO CITY OF NORTH PORT STORMWATER AND ENVIRONMENTAL DEPT.
- IN THE EVENT THAT CONSTRUCTION ACTIVITY IS TO CEASE, ALL VEGETATIVE AND CONSTRUCTION MATERIAL IS TO BE REMOVED FROM SITE. ALL FILL MATERIAL IS TO BE REMOVED FROM SITE OR STABILIZED WITH SEED AND MULCH.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS."
- ALL TRAFFIC SIGN POSTS WITHIN THE CITY RIGHT-OF-WAY SHALL BE 2" X 2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH APPENDIX C3 OF THE LDR. THE TAPCO V-LOC V51P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
- IN THE EVENT THAT CONSTRUCTION ACTIVITY IS TO CEASE, ALL VEGETATIVE AND CONSTRUCTION MATERIAL IS TO BE REMOVED FROM THIS SITE. ALL FILL MATERIAL IS TO BE REMOVED FROM SITE OR STABILIZED WITH SEED AND MULCH.
- LAY SOD AROUND ALL INLETS, MITERED END SECTIONS, HEADWALLS, SWALES LAKE SLOPES, ADJACENT TO EDGE OF PAVEMENT AND ADJACENT TO BACK OF CURB AS SHOWN IN DETAILS OR AS DIRECTED BY ENGINEER.
- CITY OF NORTH PORT REQUIRES RECYCLING OF SPECIFIC MATERIAL PURSUANT TO CITY OF NORTH PORT MANDATORY RECYCLING ORDINANCE.
- SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL BE DEDICATED TO THE CITY OF NORTH PORT FOR PERPETUAL MAINTENANCE.
- IRRIGATION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. IRRIGATION PIPE SHALL BE PURPLE IN COLOR (PANTONE 522C).
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY RETAINING WALL SYSTEM. ALL MASONRY, CONCRETE OR ENGINEERED STYROFOAM PRIVACY WALLS, BUILDINGS, SWIMMING POOLS OR ACCESSORY STRUCTURES.
- GENERAL NATURAL RESOURCE NOTES
  - IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN: OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SHERMAN'S FOX SQUIRREL, BURROWING OWL, COPPER TORTOISE, COPPER FROG, AND EASTERN INDIGO SNAKE. PROTECTION EXTENDS TO THE NESTS, BURROWS AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES (OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITTEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND/OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO RESOURCE PROTECTION SERVICES PRIOR TO RESUMING WORK.
  - IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM RESOURCE PROTECTION SERVICES. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE UNINCORPORATED AREAS OF SARASOTA COUNTY, THE RECEIVING PROPERTY(S) SHALL POSSESS AUTHORIZATION IN THE FORM OF AN EARTHMOVING PERMIT, A WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING SAID FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR OUTSIDE APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT ENVIRONMENTAL PERMITTING AT 941-861-5000. IF FILL MATERIAL IS TO BE STOCKPILED WITHIN THE APPROVED CONSTRUCTION LIMITS, THE PROJECT ENGINEER MUST PROVIDE DETAILED DRAWINGS TO LAND DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL.
- A COPY OF THE PROJECT'S SWFWMD PERMIT WILL NEED TO BE FURNISHED TO PLANNING & ZONING BEFORE COMPLETION CERTIFICATION.
- DRAINAGE EASEMENT WILL NEED TO BE RECORDED BEFORE COMPLETION CERTIFICATION.
- BEFORE COMPLETION CERTIFICATION BY THE CITY OF NORTH PORT STORMWATER DEPARTMENT, A FINANCE AGREEMENT, ACCEPTABLE TO THE CITY BY THE ENTITY RESPONSIBLE FOR OPERATING AND MAINTAINING THE STORMWATER MANAGEMENT SYSTEM, MUST BE FURNISHED TO LAND DEVELOPMENT SERVICES.
- A TREE PERMIT IS REQUIRED FOR EACH LOT WITH EXISTING TREES, PRIOR TO ANY TREE REMOVAL.
- USE OF PAVER BRICKS IN TRAVELWAYS SHALL CONFORM TO FDOT SPECIFICATION #526 FOR MATERIAL AND INSTALLATION.
- POTABLE WATER, WASTEWATER AND REUSE WATER SERVICE IS PROVIDED BY THE CITY OF NORTH PORT UTILITIES.
- A FDEP WATER CONSTRUCTION PERMIT AND WASTEWATER CONSTRUCTION PERMIT IS REQUIRED.
- A SARASOTA COUNTY RIGHT-OF-WAY USE PERMIT IS REQUIRED WHERE ACCESS AND WORK IS PERFORMED WITHIN OR CONNECTING TO THEIR JURISDICTIONAL ROADWAY.
- FDOT DRIVEWAY CONNECTION AND RIGHT OF WAY USE PERMIT IS REQUIRED WHERE ACCESS AND WORK IS PERFORMED WITHIN OR CONNECTING TO THEIR JURISDICTIONAL ROADWAY.
- LANDSCAPE/HARDSCAPE PLANS WILL INCLUDE ROOT BARRIERS IN COMPLIANCE WITH CITY OF NORTH PORT ULDC CHAPTER 45, SECTION 19.



NOTE:

ALL TREE BARRICADES SHALL BE IN ACCORDANCE WITH SARASOTA COUNTY ORDINANCE NO. 83-44.

TREE PROTECTION BARRICADE DETAIL

(SARASOTA COUNTY) N.T.S.  
S-M034

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16:11:39-04'

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WELLEN PARK DOWNTOWN PHASE 5

NORTH PORT, FLORIDA

Project No.: 215618592

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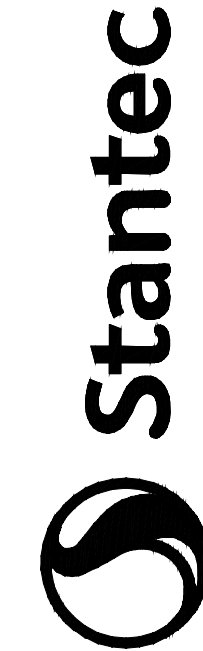
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Dwn. Dgn. Chkd. YYYY.MM.DD

Title  
GENERAL NOTES

Revision: Sheet: of  
Drawing No.

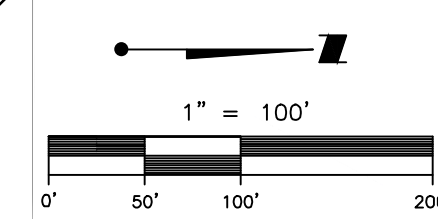
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WELLEN PARK DOWNTOWN PHASE 5

NORTH PORT, FLORIDA

Project No. 215618592

File Name: 215615518-C07 007TRS

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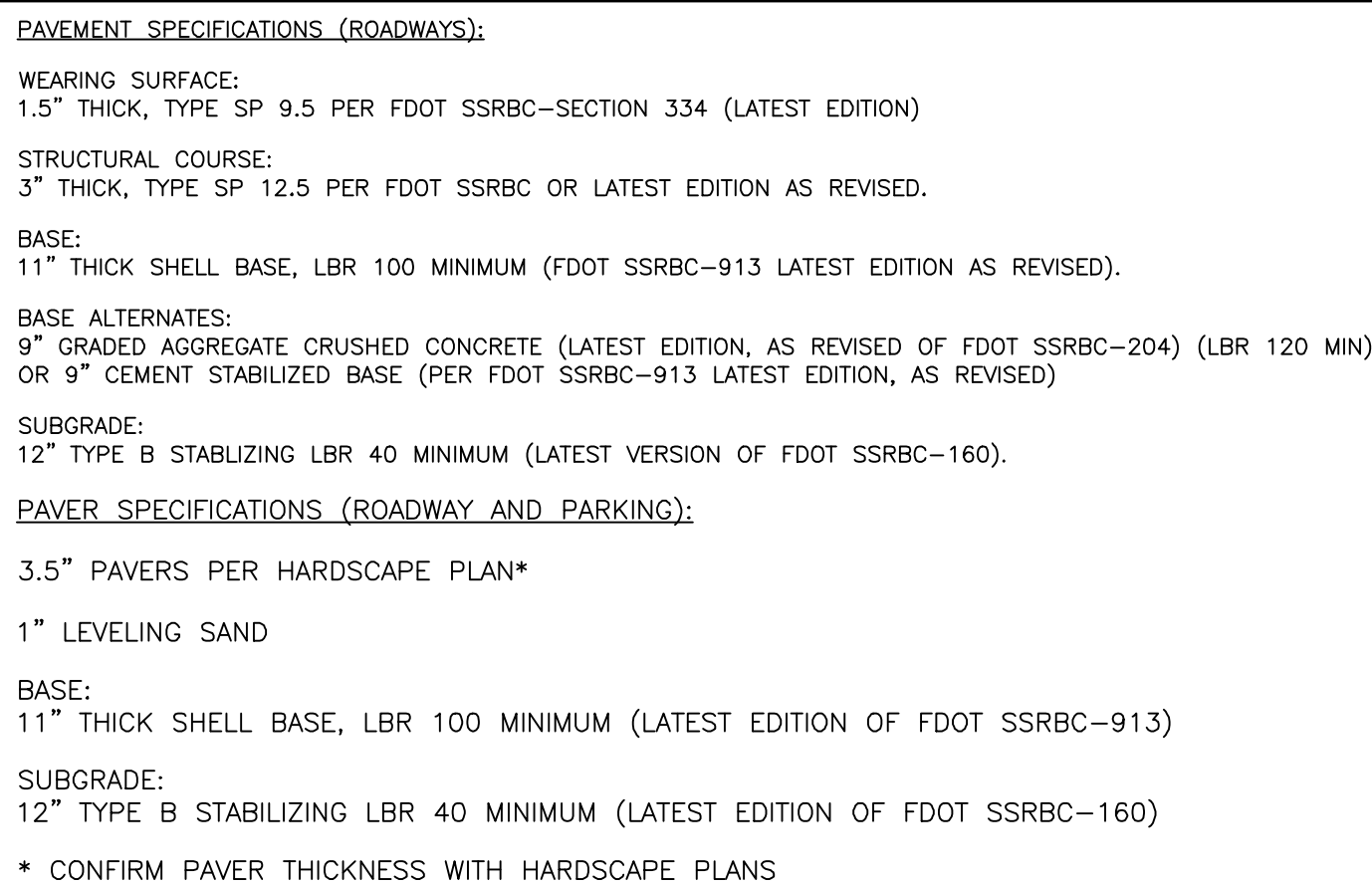
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## TYPICAL ROAD SECTIONS

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05





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| A        | 80 BT               | BLB/11/07/23 | 2024.12.04 |
|          |                     |              | YYYY.MM.DD |

| Revision | By                  | Appd         | Issued     |
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| A        | 80 BT               | BLB/11/07/23 | 2024.12.04 |
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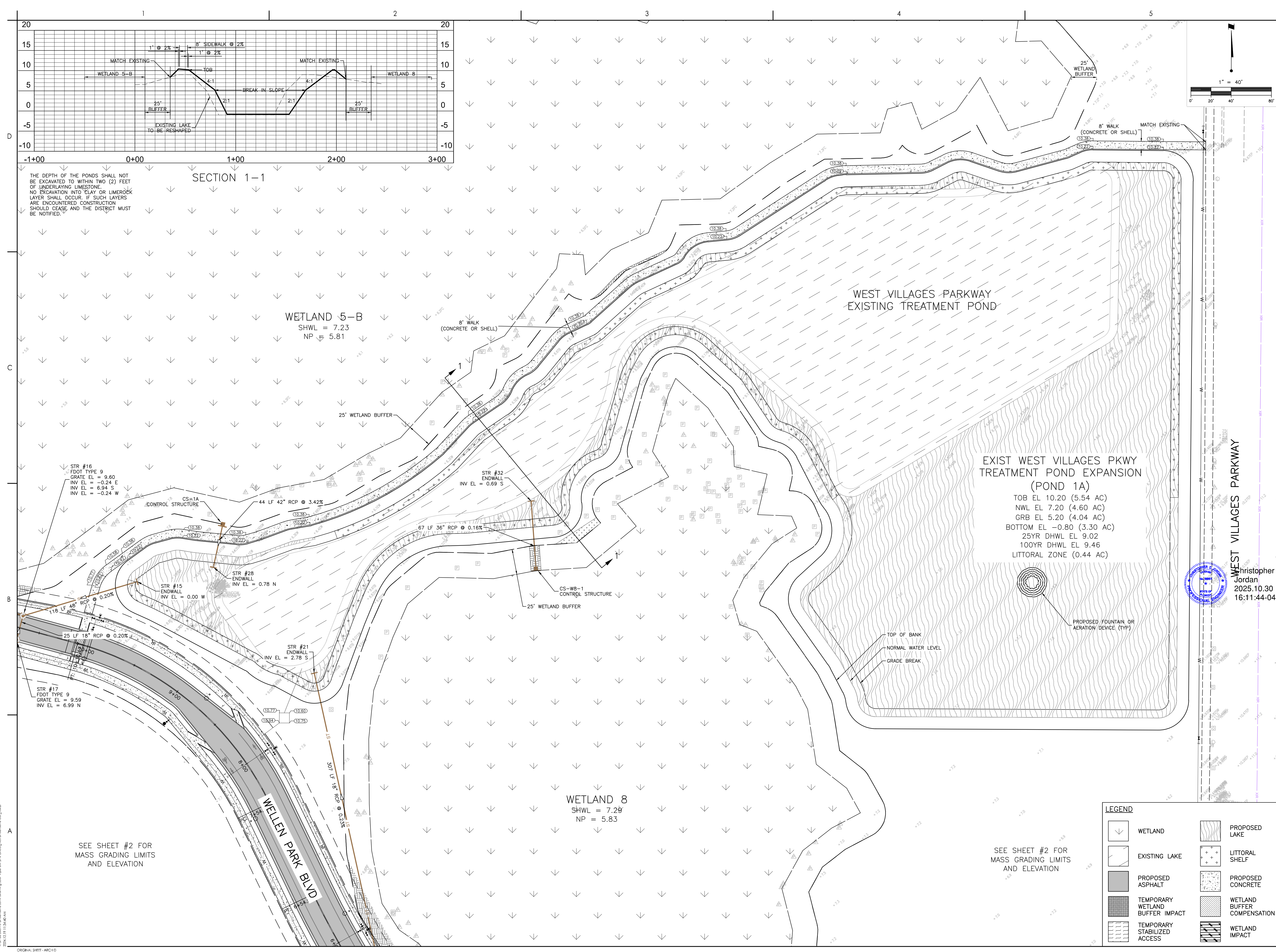
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Project No.: 215618592  
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LAKE PLAN  
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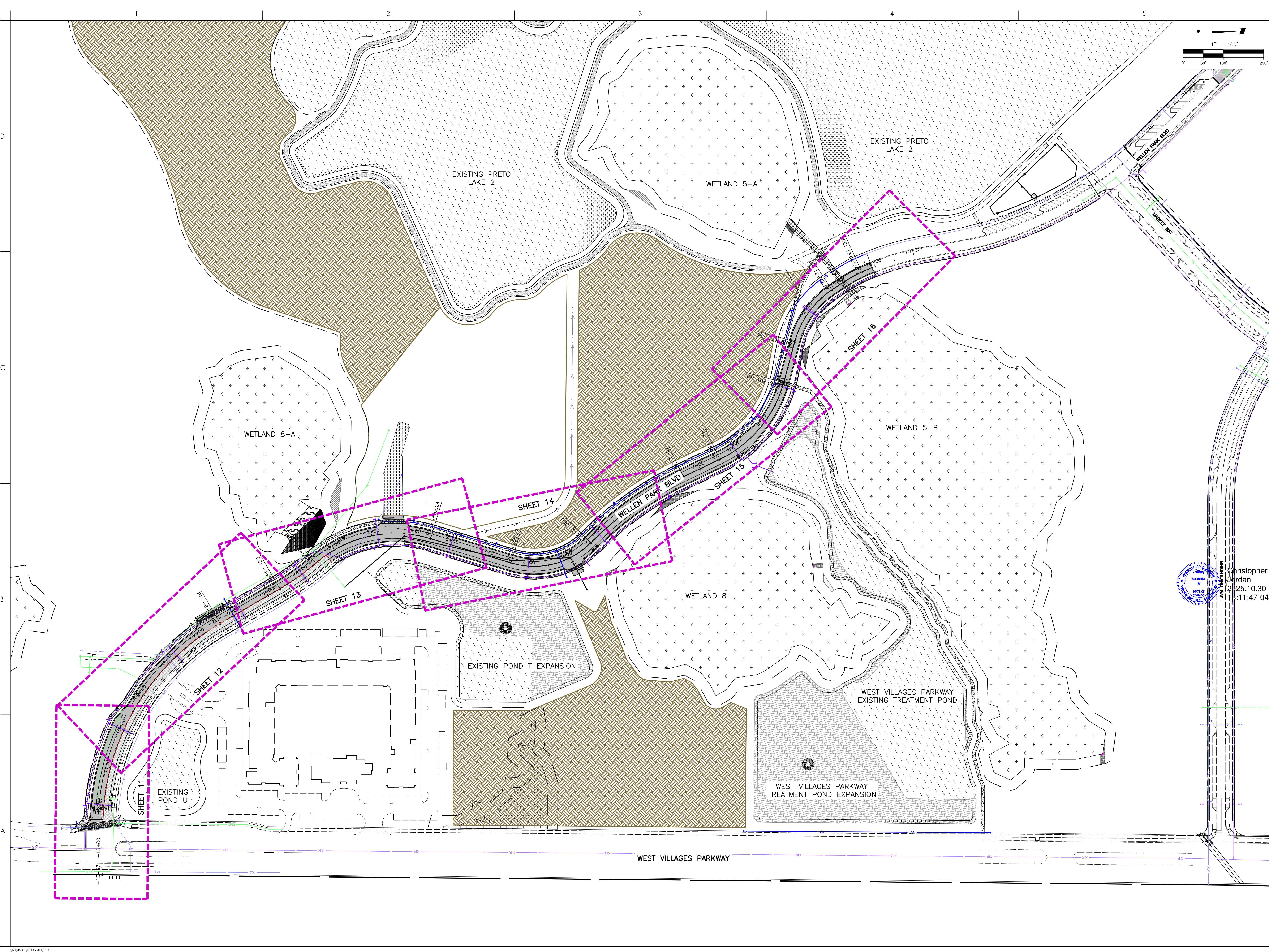
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NORTH PORT, FLORIDA

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MASTER KEY PLAN  
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WELLEN PARK DOWNTOWN PHASE 5

NORTH PORT, FLORIDA

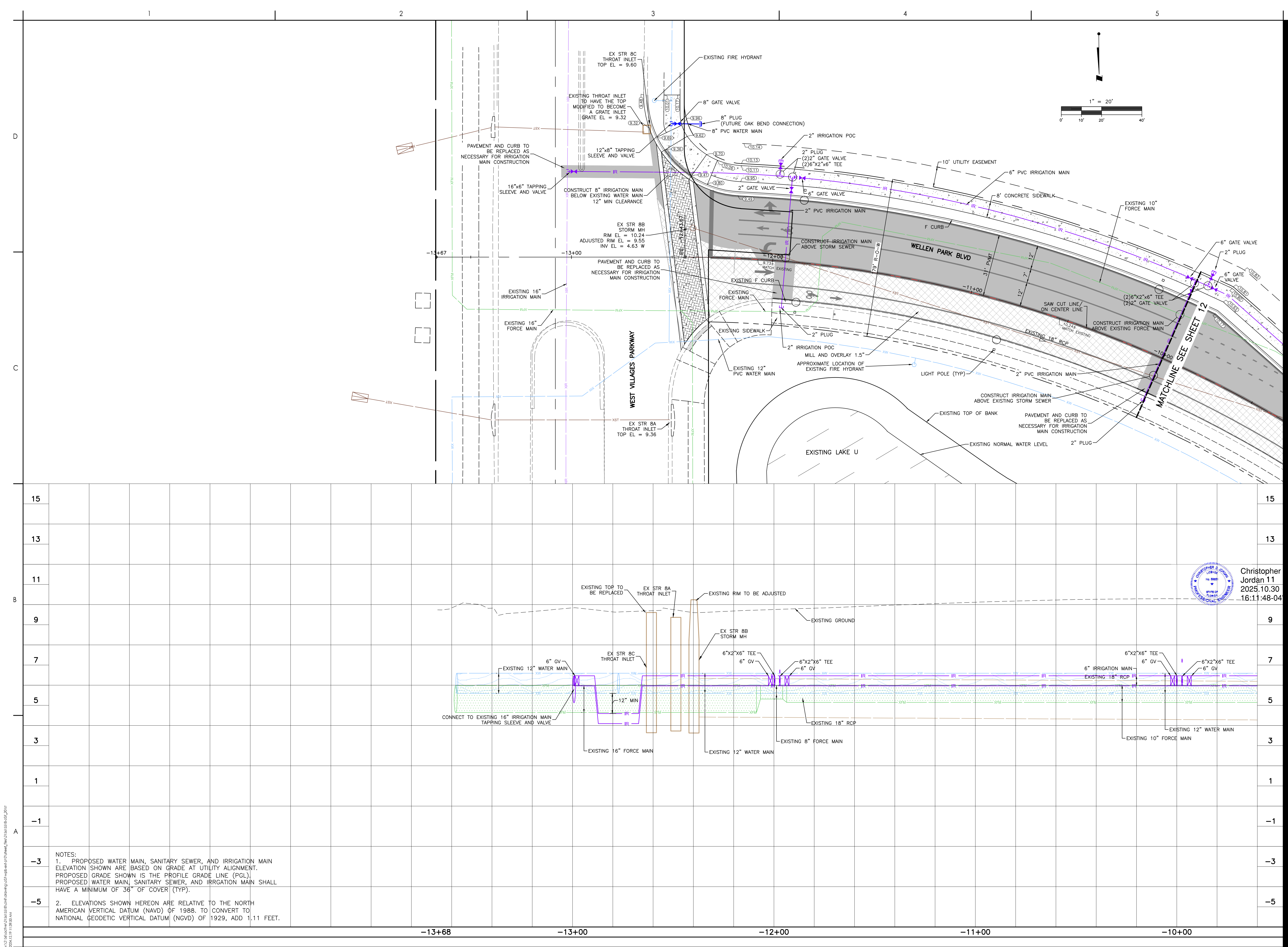
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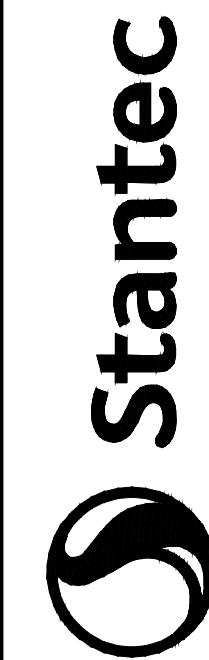
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WELLEN PARK DOWNTOWN PHASE 5

NORTH PORT, FLORIDA

Project No.: 215618592

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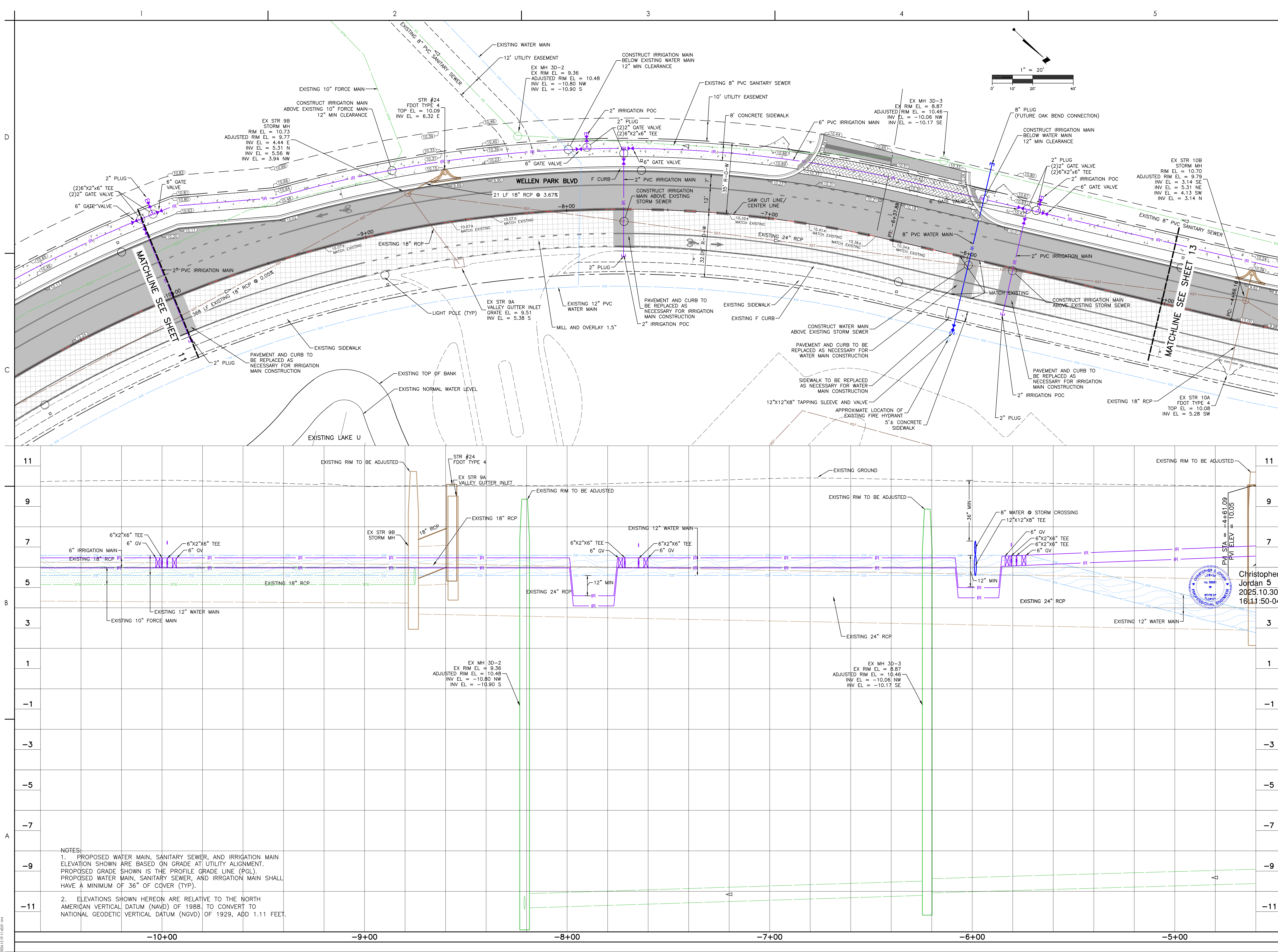
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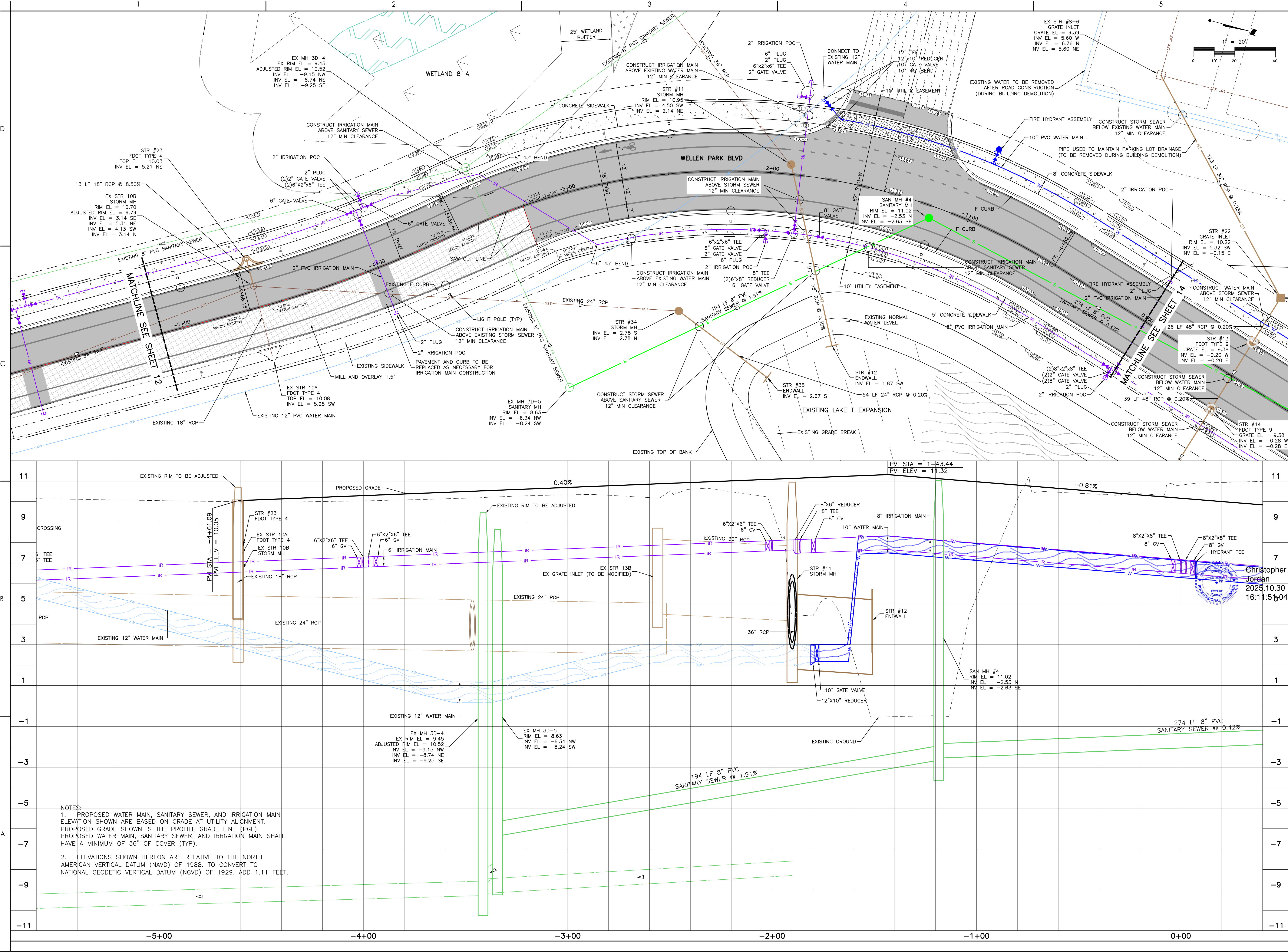


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NOTES:  
1. PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN ELEVATION SHOWN ARE BASED ON GRADE AT UTILITY ALIGNMENT. PROPOSED GRADE SHOWN IS THE PROFILE GRADE LINE (PGL). PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN SHALL HAVE A MINIMUM OF 36" OF COVER (TYP).  
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

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| 54  | YTT/AM/DD |      |        |
| 55  | YTT/AM/DD |      |        |
| 56  | YTT/AM/DD |      |        |
| 57  | YTT/AM/DD |      |        |
| 58  | YTT/AM/DD |      |        |
| 59  | YTT/AM/DD |      |        |
| 60  | YTT/AM/DD |      |        |
| 61  | YTT/AM/DD |      |        |
| 62  | YTT/AM/DD |      |        |
| 63  | YTT/AM/DD |      |        |
| 64  | YTT/AM/DD |      |        |
| 65  | YTT/AM/DD |      |        |
| 66  | YTT/AM/DD |      |        |
| 67  | YTT/AM/DD |      |        |
| 68  | YTT/AM/DD |      |        |
| 69  | YTT/AM/DD |      |        |
| 70  | YTT/AM/DD |      |        |
| 71  | YTT/AM/DD |      |        |
| 72  | YTT/AM/DD |      |        |
| 73  | YTT/AM/DD |      |        |
| 74  | YTT/AM/DD |      |        |
| 75  | YTT/AM/DD |      |        |
| 76  | YTT/AM/DD |      |        |
| 77  | YTT/AM/DD |      |        |
| 78  | YTT/AM/DD |      |        |
| 79  | YTT/AM/DD |      |        |
| 80  | YTT/AM/DD |      |        |
| 81  | YTT/AM/DD |      |        |
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| 86  | YTT/AM/DD |      |        |
| 87  | YTT/AM/DD |      |        |
| 88  | YTT/AM/DD |      |        |
| 89  | YTT/AM/DD |      |        |
| 90  | YTT/AM/DD |      |        |
| 91  | YTT/AM/DD |      |        |
| 92  | YTT/AM/DD |      |        |
| 93  | YTT/AM/DD |      |        |
| 94  | YTT/AM/DD |      |        |
| 95  | YTT/AM/DD |      |        |
| 96  | YTT/AM/DD |      |        |
| 97  | YTT/AM/DD |      |        |
| 98  | YTT/AM/DD |      |        |
| 99  | YTT/AM/DD |      |        |
| 100 | YTT/AM/DD |      |        |

Permit/Seal  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
  
Christopher Jordan  
2025.10.30 16:11:56

Client/Project  
MAIN STREET RANCHLANDS, LLC  
WELLEN PARK DOWNTOWN PHASE 5  
NORTH PORT, FLORIDA

Project No.: 215618592  
File Name: 215618592-01.dwg  
Scale: 1" = 20'  
Dwn. Cdu. Chkd. YTT/AM/DD  
Title  
PLAN & PROFILE  
Revision: 0 Sheet: of  
Drawing No.

13















[illegible]

|        |    |      |          |
|--------|----|------|----------|
| Issued | By | Appd | YYYYMMDD |
|--------|----|------|----------|

Permit/Seal

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
CHRISTOPHER D. JORDAN, P.E.,  
ON THE DATE ADJACENT TO THIS  
SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Client/Project  
MAIN STREET RANCHLANDS, LLC

WELLEN PARK DOWNTOWN PHASE 5

NORTH PORT, FLORIDA

Project No.: 215618592  
File Name: 215615518-C07\_201ST

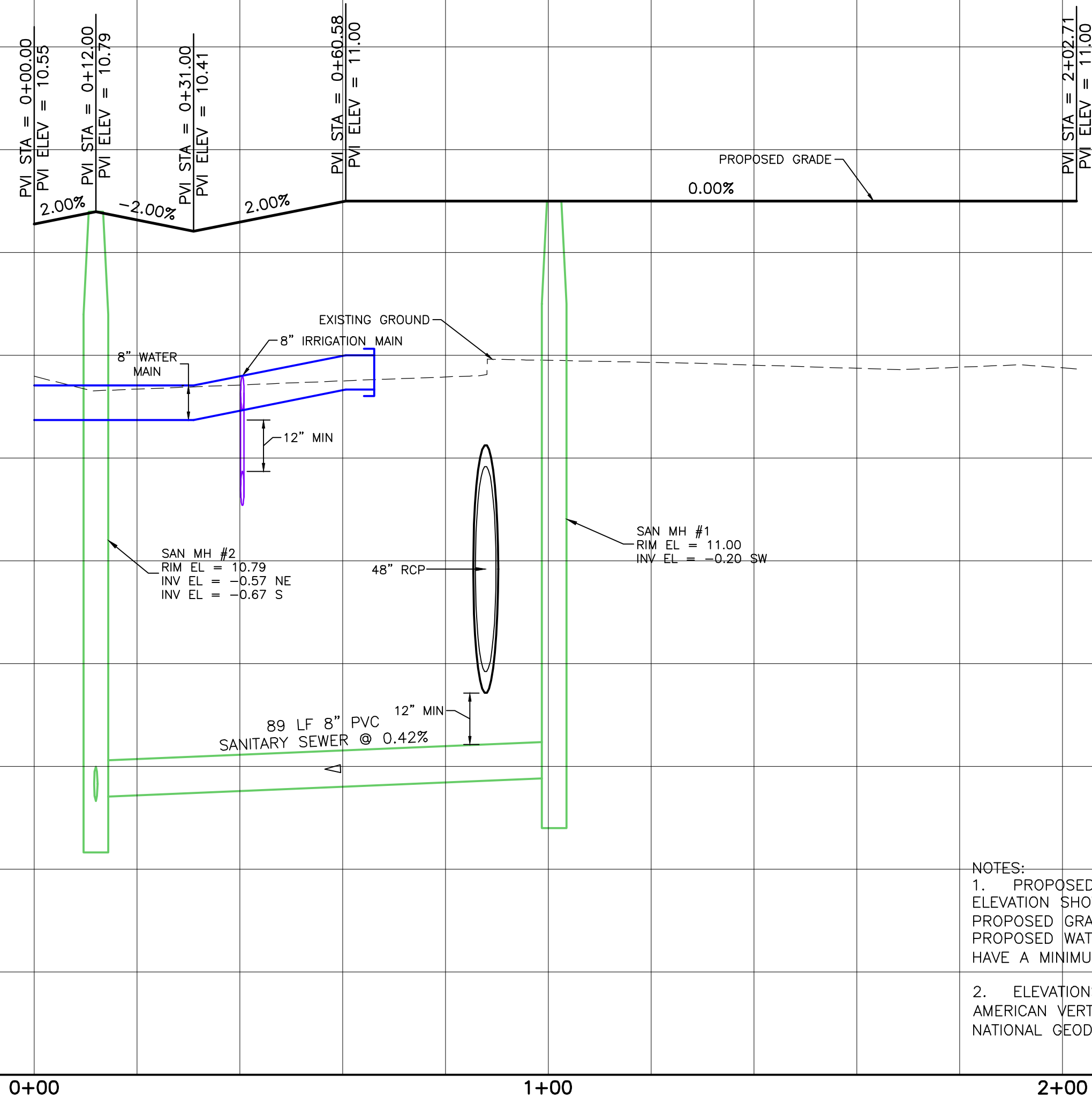
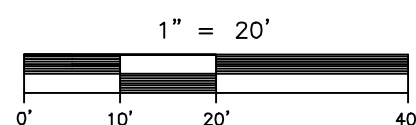
Scale: 1" = 20'

|      |       |            |
|------|-------|------------|
| RTD  | CDJ   | 2024.08    |
| Dwn. | Dsgn. | Chkd.      |
|      |       | YYYY.MM.DD |

Title  
PLAN & PROFILE

Revision:0 Sheet: of

Drawing No



NOTES

1. PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN ELEVATION SHOWN ARE BASED ON GRADE AT UTILITY ALIGNMENT. PROPOSED GRADE SHOWN IS THE PROFILE GRADE LINE (PGL). PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN SHALL HAVE A MINIMUM OF 36" OF COVER (TYP).

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET



**OWNER'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF SARASOTA  
CITY OF NORTH PORT**

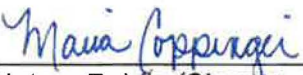
BEFORE ME, the undersigned authority personally appeared John Luczynski,  
who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires Wellen Park Downtown Phase 5 - Final Plat Approval  
approval to accomplish the above desired request, as stated on Page 1 of this Application.
3. That he/she has appointed Joseph A. Kelly, PSM of Stantec Consulting Services Inc.  
to act as Agent and/or Applicant in their behalf to accomplish the above.

  
(Owner's Signature)

**STATE OF FLORIDA  
COUNTY OF SARASOTA  
CITY OF NORTH PORT**

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2025, by  
John Luczynski, who is personally known to me or who has produced  
— as identification.

  
Notary Public (Signature)

(SEAL)

Maria Coppinger  
Print or type Notary Name



**MARIA COPPINGER**  
Notary Public  
State of Florida  
Comm# HH587775  
Expires 8/28/2028

Commission (serial) Number HH587775

My Commission Expires: 8/28/2028

**NOTE:**

All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.



**AGENT/APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF SARASOTA  
CITY OF NORTH PORT**

Joseph A. Kelly, PSM of  
Stantec Consulting Services Inc.

BEFORE ME, the undersigned authority personally appeared \_\_\_\_\_  
who being by me first duly sworn on oath, deposes and says:

1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of North Port, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of North Port, Florida, and are **Not Returnable**.
2. That he/she desires Wellen Park Downtown Phase 5 - Final Plat Approval approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

  
(Agent/Applicant's Signature)

**STATE OF FLORIDA  
COUNTY OF SARASOTA  
CITY OF NORTH PORT**

The foregoing instrument was acknowledged before me this 3 day of February, 2025, by Joseph A. Kelly, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(SEAL)



  
Notary Public (Signature)

Laura J Mooneyham  
Print or type Notary Name

Commission (serial) Number HH144996

My Commission Expires: October 23, 2025



PARCEL 701

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 1 OF 4**DESCRIPTION:**

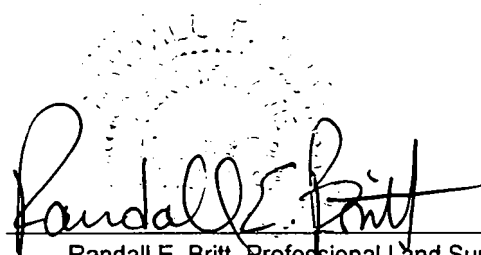
*A Parcel of land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:*

*COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1070.39 feet; thence N.89°29'40"W., perpendicular to said East line of Section 32, a distance of 320.10 feet to the West line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437 of the Public Records of Sarasota County, Florida for the POINT OF BEGINNING; thence N.89°24'43"W., a distance of 71.31 feet; thence N.85°55'11"W., a distance of 18.72 feet to the West line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641 of the Public Records of Sarasota County, Florida; thence N.00°30'25"E., along said West line of a 120.00 feet wide Perpetual Non-Exclusive Easement, a distance of 2702.36 feet to the Southerly line of a 50.00 feet wide Flowage Easement, per Official Records Book 3065, Page 606 of the Public Records of Sarasota County, Florida; thence N.50°56'06"E., along said Southerly line of a 50.00 feet wide Flowage Easement, a distance of 116.75 feet to said West line of a 30.00 feet wide Permanent Utility Easement; thence S.00°30'25"W., along said West line, a distance of 2778.00 feet to the POINT OF BEGINNING.*

*Parcel contains 246,641 Square Feet, or 5.6621 Acres more or less.*

DATE: March 18, 2008

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS



Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08JOB NUMBER: 08-01-09(701)

## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com



PARCEL 701

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 2 OF 4

SCALE: 1" = 200'

MATCH LINE SEE SHEET 3 OF 4

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N89°24'43"W | 71.31'   |
| L2   | N85°55'11"W | 18.72'   |
| L3   | N00°30'25"E | 2702.36' |
| L5   | S00°30'25"W | 2778.00' |

Lands described in Official  
Records Book 2785, Page 643.

120.00 feet wide Perpetual  
Non-Exclusive Easement per  
Official Records Book 2785,  
Page 641.

West line of 120.00 feet wide  
Perpetual Non-Exclusive  
Easement

West line of 30.00 feet wide  
Permanent Utility Easement

20.00'

20.00 feet wide Flowage  
Easement per Official Records  
Book 3065, Page 606  
Lands of Fourth Quarter  
Properties XXXII, LLC

L3

L5

30.00 feet wide Permanent Utility  
Easement per Official Records Book  
2702, Page 2437.

Manatee Community  
College

East line of  
Section 32-39-20

West line of  
Section 33-39-20

30.00'

120.00'

Lands of Fourth Quarter  
Properties XXXII, LLC

N89°29'40"W 320.10'

POINT OF  
BEGINNING

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

## POINT OF COMMENCEMENT

Southeast Corner of  
Section 32, Township 39  
South, Range 20 East

N00°30'20"E 1070.39'

32 33  
5 4

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC



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Email: bsi@brittsurveying.com

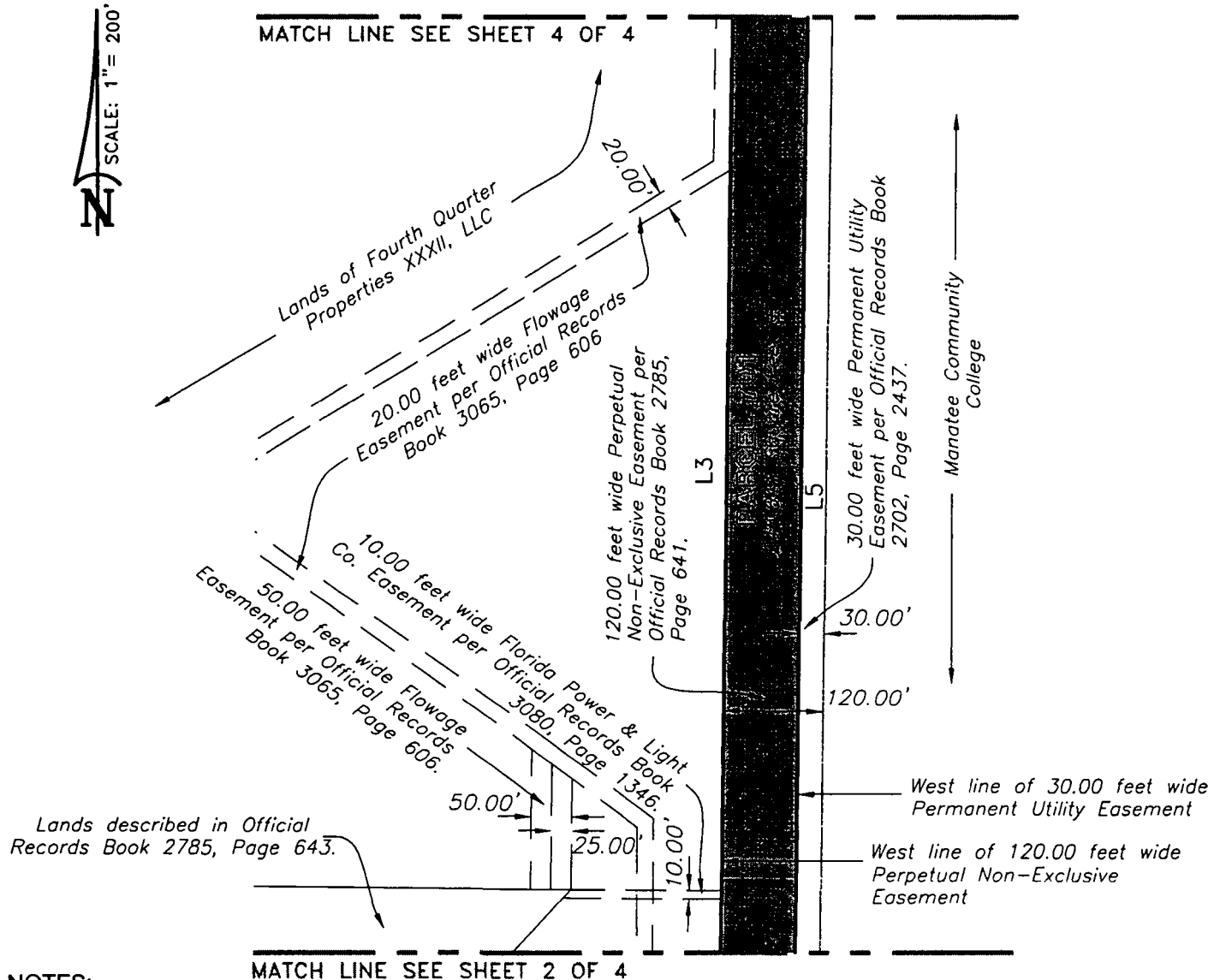
DATE: 03/18/08

JOB NUMBER: 08-01-09(701)



PARCEL 701

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 3 OF 4

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

## LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L3   | N00°30'25"E | 2702.36' |
| L5   | S00°30'25"W | 2778.00' |

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08

JOB NUMBER: 08-01-09(701)



# BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
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Email: bsi@brittsurveying.com



PARCEL 701

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 4 OF 4

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L3   | N00°30'25"E | 2702.36' |
| L4   | N50°56'06"E | 116.75'  |
| L5   | S00°30'25"W | 2778.00' |

Lands of Fourth Quarter Properties XXXII, LLC

20.00 feet wide Flowage Easement per Official Records Book 3065, Page 606

120.00 feet wide Perpetual Non-Exclusive Easement per Official Records Book 2785, Page 641.

West line of 120 feet wide Perpetual Non-Exclusive Easement

West line of 30 feet wide Permanent Utility Easement

50.00 feet wide Flowage Easement per Official Records Book 3065, Page 606

Southerly line of 50.00 feet wide Flowage Easement

Lands of Fourth Quarter Properties XXXII, LLC

30.00 feet wide Permanent Utility Easement per Official Records Book 2702, Page 2437.

Manatee Community College

## NOTES:

MATCH LINE SEE SHEET 3 OF 4

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(701)



PARCEL 702

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 1 OF 4**DESCRIPTION:**

*A Parcel of land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:*

*COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1070.39 feet; thence N.89°29'40"W., perpendicular to said East line of Section 32, a distance of 290.10 feet to the East line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641 of the Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence N.89°29'21"W., a distance of 30.00 feet to the West line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437 of the Public Records of Sarasota County, Florida; thence N.00°30'25"E., along said West line of a 30.00 feet wide Permanent Utility Easement, a distance of 2778.00 feet to the Southerly line of a 50.00 feet wide Flowage Easement, per Official Records Book 3065, Page 606 of the Public Records of Sarasota County, Florida; thence N.50°56'06"E., along said Southerly line of a 50.00 feet wide Flowage Easement, a distance of 38.92 feet to said East line of a 120.00 feet wide Perpetual Non-Exclusive Easement; thence S.00°30'25"W., along said East line, a distance of 2802.80 feet to the POINT OF BEGINNING.*

*Parcel contains 83,712 Square Feet, or 1.9218 Acres more or less.*

DATE: March 18, 2008

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS



Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08JOB NUMBER: 08-01-09(702)**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com



PARCEL 702

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 2 OF 4

SCALE: 1" = 200'

MATCH LINE SEE SHEET 3 OF 4

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N89°29'21"W | 30.00'   |
| L2   | N00°30'25"E | 2778.00' |
| L4   | S00°30'25"W | 2802.80' |

Lands described in Official  
Records Book 2785, Page 643.

120.00 feet wide Perpetual  
Non-Exclusive Easement per  
Official Records Book 2785,  
Page 641.

East line of 120.00 feet wide  
Perpetual Non-Exclusive  
Easement

West line of 30.00 feet wide  
Permanent Utility Easement

PARCEL 702  
83,712 Square Feet ±

L4

30.00 feet wide Permanent Utility  
Easement per Official Records Book  
2702, Page 2437.

Manatee Community  
College

East line of  
Section 32-39-20

West line of  
Section 33-39-20

120.00'

Lands of Fourth Quarter  
Properties XXXII, LLC

N89°29'40"W 290.10'

POINT OF  
BEGINNING

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

## POINT OF COMMENCEMENT

Southeast Corner of  
Section 32, Township 39  
South, Range 20 East

32 33  
5 4

N00°30'20"E 1070.39'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC



# BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
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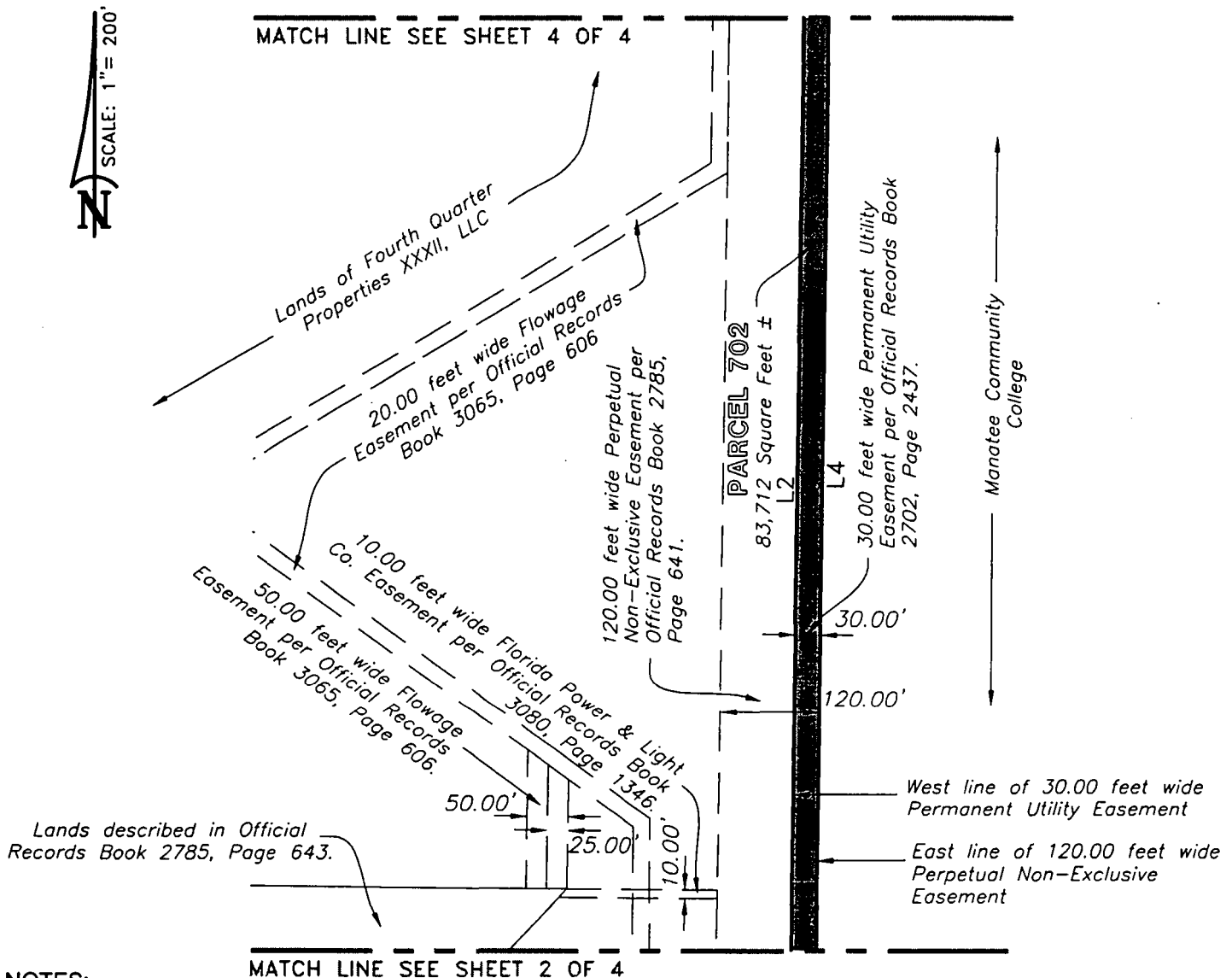
DATE: 03/18/08

JOB NUMBER: 08-01-09(702)



PARCEL 702

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 3 OF 4

## NOTES:

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2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

## LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L2   | N00°30'25"E | 2778.00' |
| L4   | S00°30'25"W | 2802.80' |

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08

JOB NUMBER: 08-01-09(702)



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com



PARCEL 702

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 4 OF 4



LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L2   | N00°30'25"E | 2778.00' |
| L3   | N50°56'06"E | 38.92'   |
| L4   | S00°30'25"W | 2802.80' |

Lands of Fourth Quarter Properties XXXII, LLC

20.00 feet wide Flowage Easement per Official Records Book 3065, Page 606

120.00 feet wide Perpetual Non-Exclusive Easement per Official Records Book 2785, Page 641.

PARCEL 702

83,712 Square Feet ±

30.00 feet wide Permanent Utility Easement per Official Records Book 2702, Page 2437.

30.00'

East line of 120 feet wide Perpetual Non-Exclusive Easement

West line of 30 feet wide Permanent Utility Easement

50.00 feet wide Flowage Easement per Official Records Book 3065, Page 606

Southerly line of 50.00 feet wide Flowage Easement

Lands of Fourth Quarter Properties XXXII, LLC

Manatee Community College

## NOTES:

MATCH LINE SEE SHEET 3 OF 4

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 4 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
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Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(702)



PARCEL 703

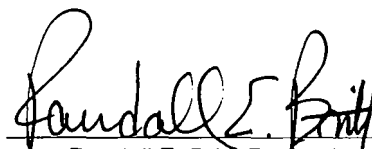
# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 1 OF 2**DESCRIPTION:**

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

COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 3848.39 feet; thence N.89°29'40"W., perpendicular to said East line, a distance of 320.03 feet to the West line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437 of the Public Records of Sarasota County, Florida, also being a point on the Southerly line of a 50.00 feet wide Flowage Easement, per Official Records Book 3065, Page 606, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence S.50°56'06"W., along said Southerly line of a 50.00 feet wide Flowage Easement, a distance of 116.75 feet to the West line of a 120.00 feet wide Perpetual Non- Exclusive Easement, per Official Records Book 2785, Page 641, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along said West line of a 120.00 feet wide Perpetual Non-Exclusive Easement, a distance of 64.86 feet to the Northerly line of said 50.00 feet wide Flowage Easement; thence N.50°56'06"E., along said Northerly line, a distance of 116.75 feet to said West line of a 30.00 feet wide Permanent Utility Easement; thence S.00°30'25"W., along said West line, a distance of 64.86 feet to the POINT OF BEGINNING.

Parcel contains 5,837 Square Feet, or 0.1340 Acres more or less.

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08  
JOB NUMBER: 08-01-09(703)



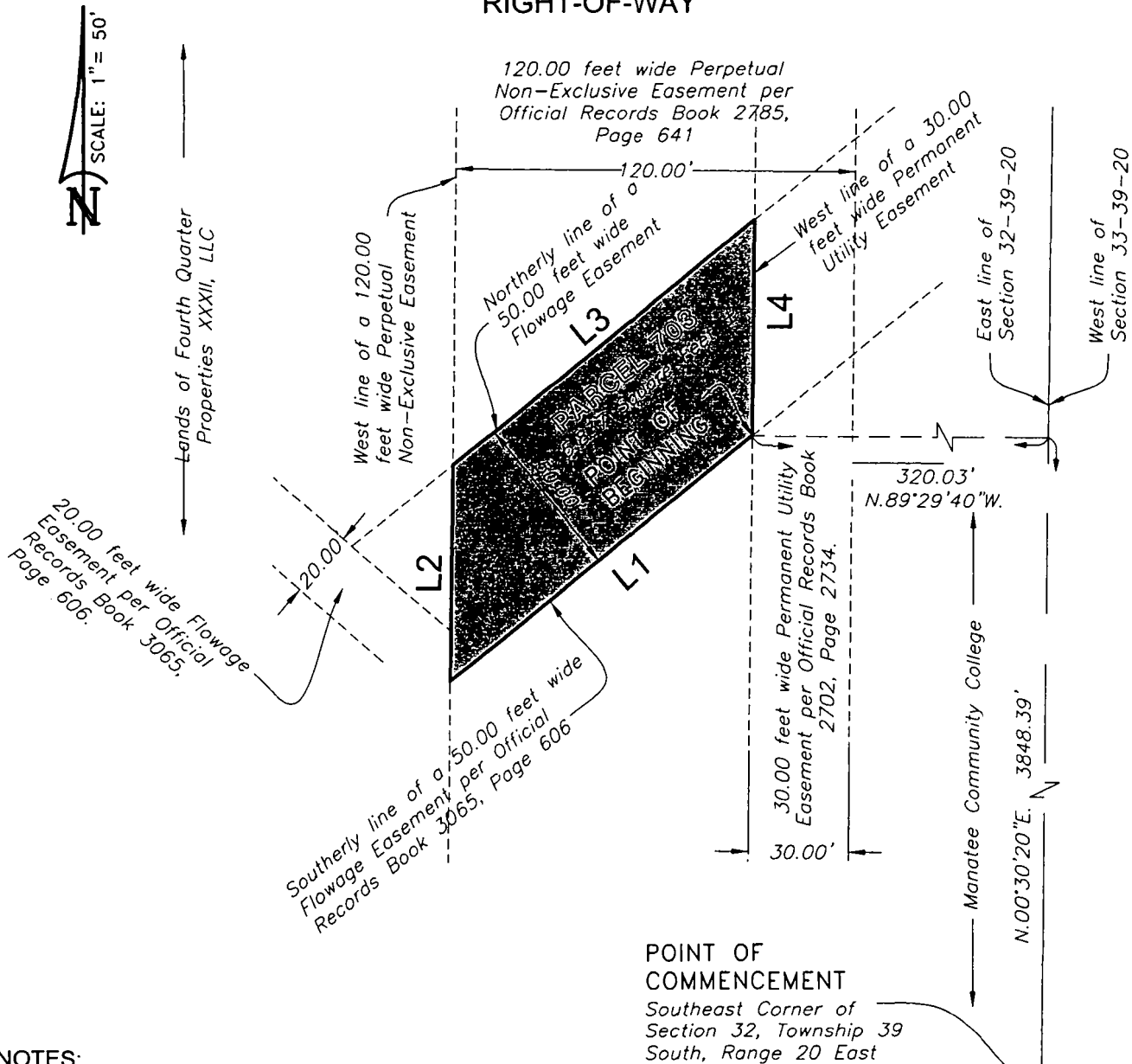
## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com



PARCEL 703

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 2 OF 2

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY SEE SHEETS 1 THROUGH 2 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(703)



PARCEL 704

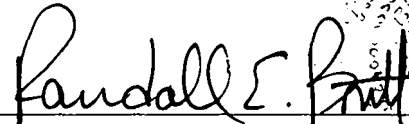
# SKETCH OF DESCRIPTION DRAINAGE EASEMENT

SHEET 1 OF 2**DESCRIPTION:**

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

COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 3848.39 feet; thence N.89°29'40"W., perpendicular to said East line, a distance of 320.03 feet to the Southerly line of a 50.00 feet wide Flowage Easement, per Official Records Book 3065, Page 606, Public Records of Sarasota County, Florida, same being the Westerly line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence N.00°30'25"E., along the Westerly line of said 30.00 feet wide Permanent Utility Easement, a distance of 64.86 feet to the Northerly line of said 50.00 feet wide Flowage easement; thence N.50°56'06"E., along said Northerly line, a distance of 38.92 feet to the East line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641, Public Records of Sarasota County, Florida, same being the East line of said 30.00 feet wide Permanent Utility Easement; thence S.00°30'25"W., along said East line, a distance of 64.86 feet to the Southerly line of said 50.00 feet wide Flowage Easement; thence S.50°56'06"W., along said Southerly line, a distance of 38.92 feet to the POINT OF BEGINNING.

Parcel contains 1,946 Square Feet, or 0.0447 Acres more or less.

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08  
JOB NUMBER: 08-01-09(704)



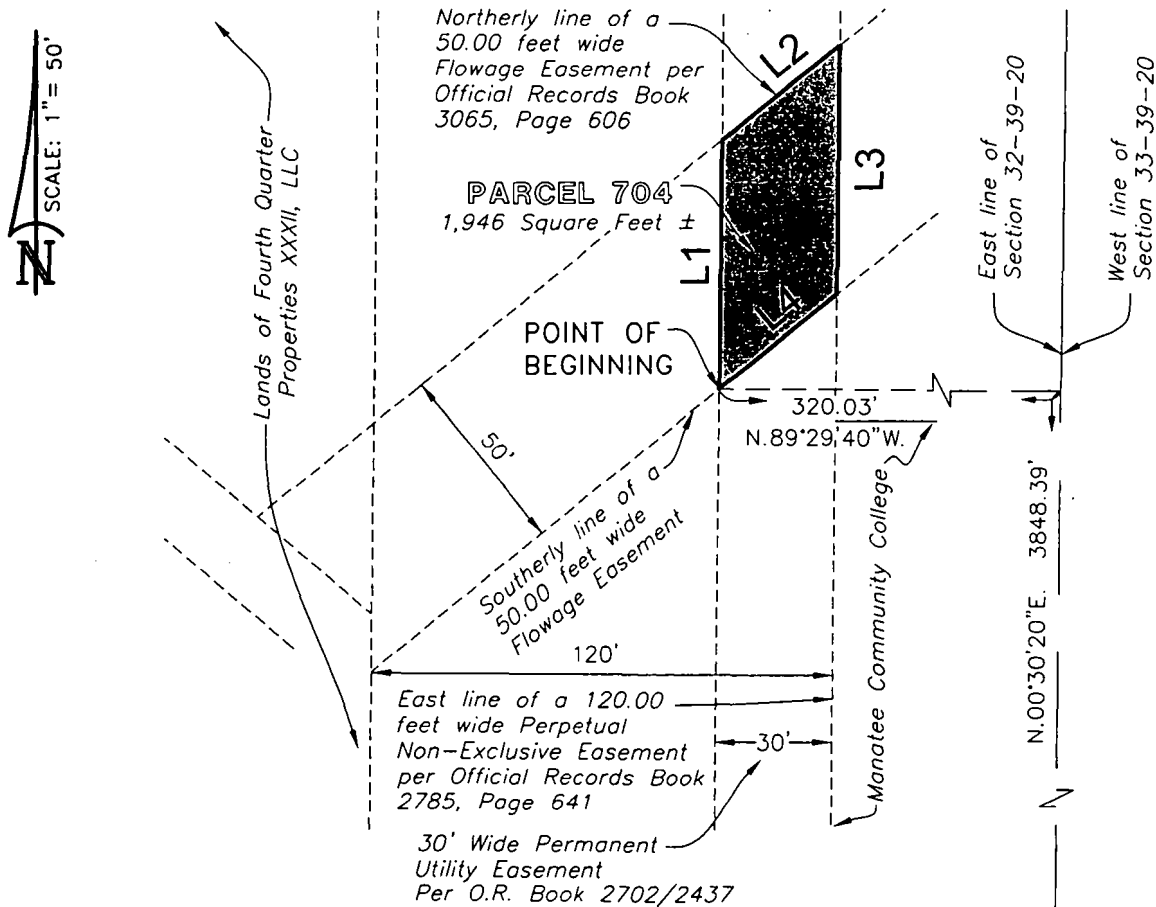
## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com



PARCEL 704

# SKETCH OF DESCRIPTION DRAINAGE EASEMENT

SHEET 2 OF 2

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N00°30'25"E | 64.86'   |
| L2   | N50°56'06"E | 38.92'   |
| L3   | S00°30'25"W | 64.86'   |
| L4   | S50°56'06"W | 38.92'   |

**POINT OF COMMENCEMENT**  
Southeast Corner of  
Section 32, Township 39  
South, Range 20 East

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. .

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08  
JOB NUMBER: 08-01-09(704)



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com



PARCEL 705

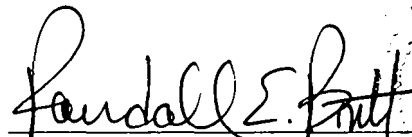
# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 1 OF 3**DESCRIPTION:**

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

COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 3913.26 feet; thence N.89°29'40"W., perpendicular to said East line, a distance of 320.03 feet to the intersection of the West line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437, Public Records of Sarasota County, Florida, and the Northerly line of a 50.00 feet wide Flowage Easement, per Official Records Book 3065, Page 606, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence S.50°56'06"W., along the Northerly line of said 50.00 feet wide Flowage Easement, a distance of 116.75 feet to the West line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West line of said 120.00 feet wide Perpetual Non-Exclusive Easement, a distance of 1328.74 feet; to the Southerly Right-of-Way line of U.S. Highway No. 41 (State Road No. 45), per Order of Taking in Official records Book 1039, Page 762, Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 5603.58 feet, a central angle of 0°55'27", a chord bearing of S.84°10'14"E., and a chord length of 90.38 feet; thence along said Southerly Right-of-Way line an arc length of 90.39 feet to said West line of a 30.00 feet wide Permanent Utility Easement; thence S.00°30'25"W., along said West line a distance of 1245.98 feet to the POINT OF BEGINNING.

Parcel contains 115,866 Square Feet, or 2.6599 Acres more or less.

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 3 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

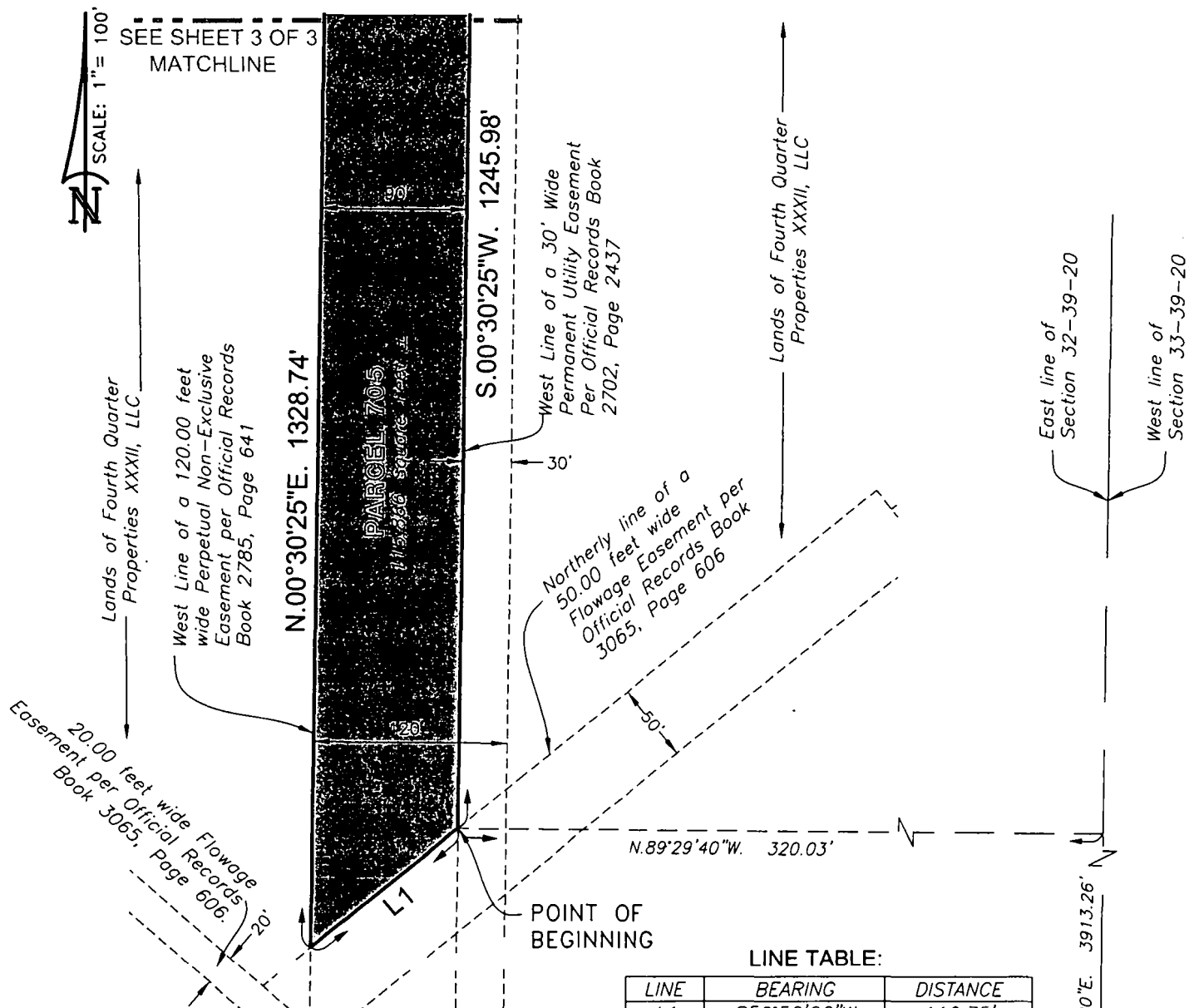
Email: bsi@brittsurveying.com

DATE: 03/18/08JOB NUMBER: 08-01-09(705)



PARCEL 705

# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 2 OF 3

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S50°56'06"W | 116.75'  |

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 3 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

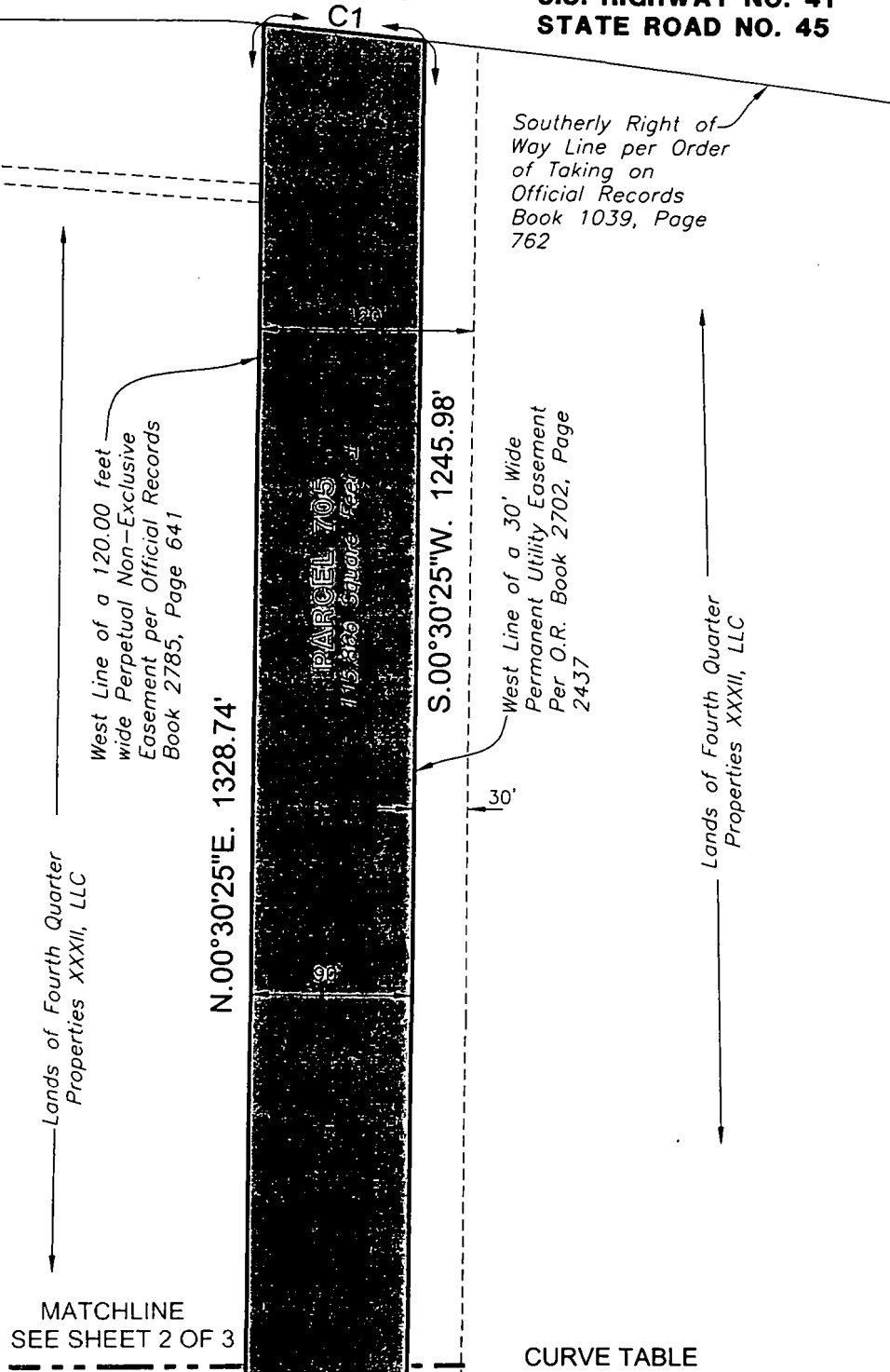
DATE: 03/18/08

JOB NUMBER: 08-01-09(705)



PARCEL 705

## SKETCH OF DESCRIPTION

SHEET 3 OF 3RIGHT OF WAY U.S. HIGHWAY NO. 41  
STATE ROAD NO. 45N  
SCALE: 1" = 100'

| CURVE | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|----------|-------------|---------------|--------------|------------|
| C1    | 5603.58' | 0°55'27"    | S84°10'14"E   | 90.38'       | 90.39'     |

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 3 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(705)



PARCEL 706

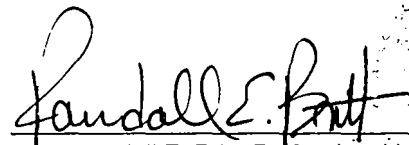
# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 1 OF 3**DESCRIPTION:**

*A Parcel of land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:*

*COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 3938.05 feet; thence N.89°29'40"W., perpendicular to said East line, a distance of 290.02 feet to the East line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437, Public Records of Sarasota County, Florida, also being the East line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641, Public Records of Sarasota County, Florida, for a POINT OF BEGINNING also being said Northerly line of a 50.00 feet wide Flowage Easement per Official Records Book 3065, Page 606, Public Records of Sarasota County, Florida; thence N.50°56'06"E., along the Northerly line of said 50.00 feet wide Flowage Easement, a distance of 38.92 feet to the West line of said 30.00 feet wide Permanent Utility Easement per Official Records Book 2702, Page 2437, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along said West line of a 30.00 feet wide Permanent Utility Easement, a distance of 1245.98 feet to the Southerly Right-of-Way line of U.S. Highway No. 41 (State Road No. 45) per Order of Taking in Official Records Book 1039, Page 762 Public Records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 0°18'30", a chord bearing of S.83°33'15"E., and a chord length of 30.16 feet; thence along said Southerly Right-of-Way line, an arc length of 30.16 feet to said East line of a 30.00 feet wide Permanent Utility Easement; thence S.00°30'25"W., along said East line, a distance of 1218.06 feet to the POINT OF BEGINNING.*

*Parcel contains 36,961 Square Feet, or 0.8485 Acres more or less.*

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 3 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

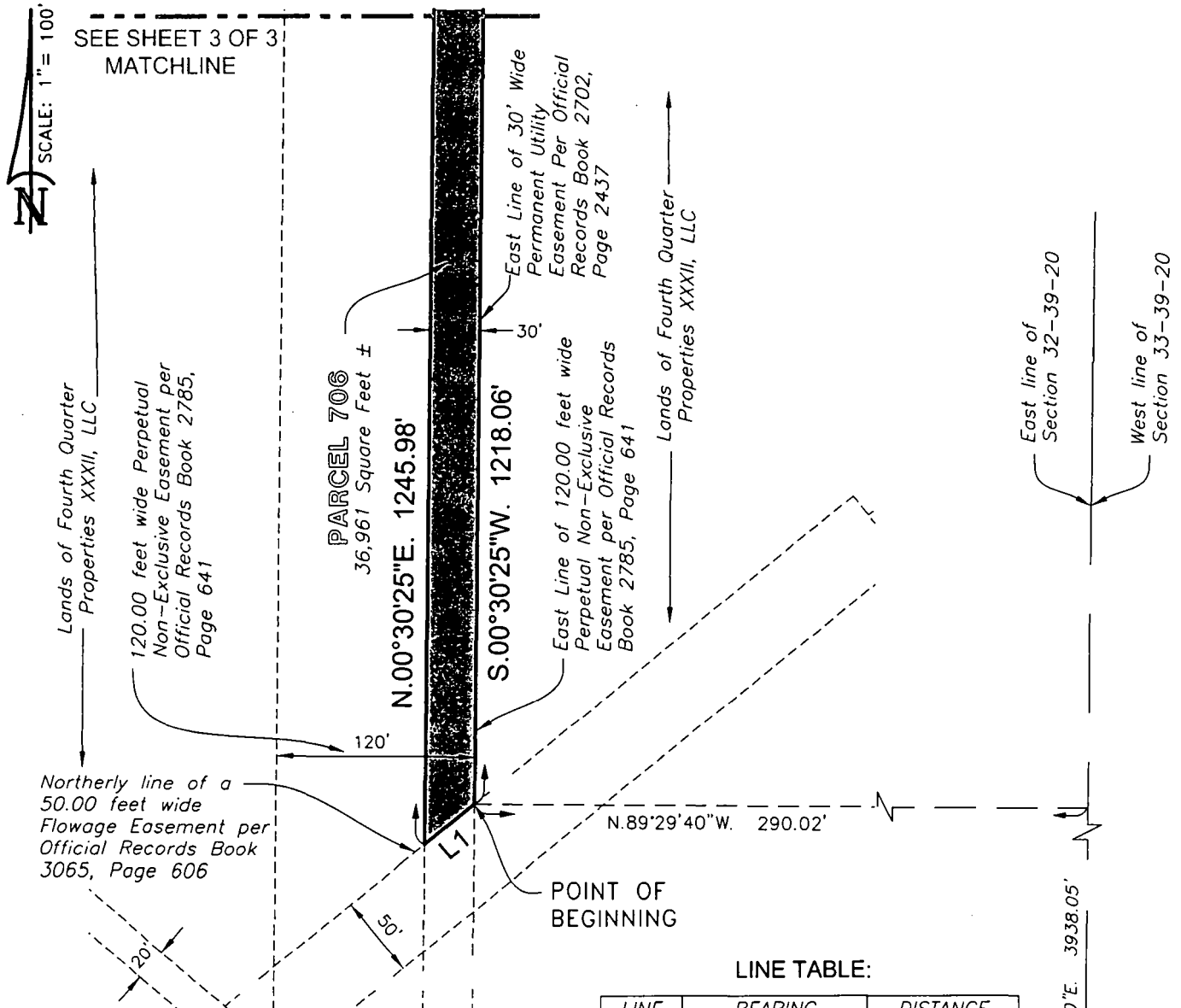
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

DATE: 03/18/08  
JOB NUMBER: 08-01-09(706)



PARCEL 706

# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 2 OF 3

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 3 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(706)

## POINT OF COMMENCEMENT

Southeast Corner of  
Section 32, Township 39  
South, Range 20 East

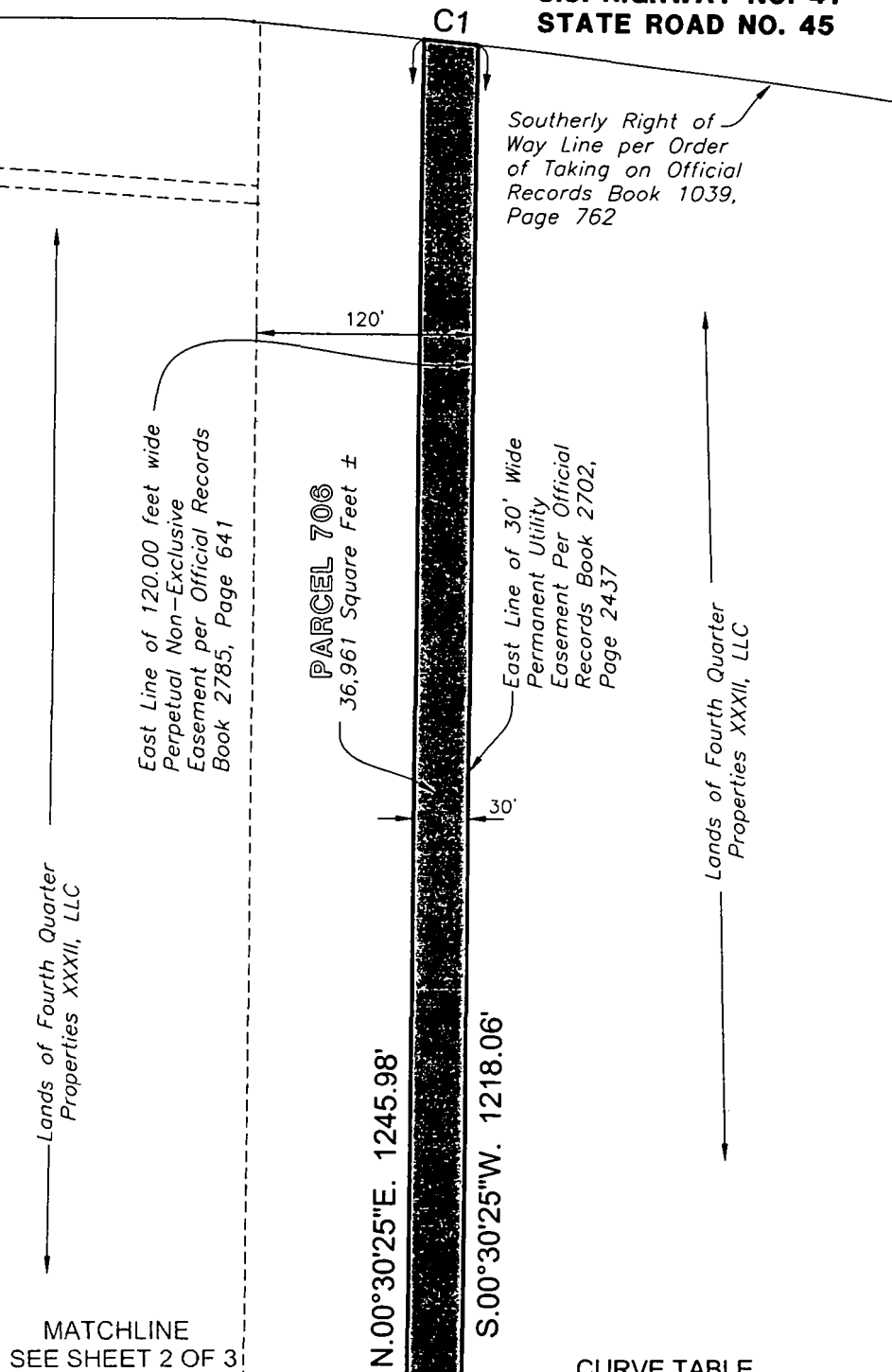
32 33  
5 4



PARCEL 706

# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 3 OF 3
**U.S. HIGHWAY NO. 41  
STATE ROAD NO. 45**

 SCALE: 1" = 100'


CURVE TABLE

| CURVE | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|----------|-------------|---------------|--------------|------------|
| C1    | 5603.58' | 00°18'30"   | S83°33'15"E   | 30.16'       | 30.16'     |

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 3 FOR SKETCH &amp; DESCRIPTION

 PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

**BRITT SURVEYING, INC.**

 LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
 606 Cypress Avenue Venice Florida 34285  
 Telephone: (941) 493-1396 Fax: (941) 484-5766  
 Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(706)



PARCEL 707

# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 1 OF 2**DESCRIPTION:**

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

COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 5153.64 feet; thence N.89°29'40"W., perpendicular to said East line, a distance of 409.99 feet to the West line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence N.13°42'55"W., a distance of 14.74 feet to the South Right-of-Way line of U.S. Highway No. 41 (State Road No.45), per Order of Taking, recorded in Official Records Book 1039, Page 762, Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 5603.58 feet, a central angle of 0°02'14", a chord bearing of S.84°39'04"E., and a chord length of 3.63 feet; thence along said South Right-of-Way line an arc length of 3.63 feet to said West line of a 120.00 feet wide Perpetual Non-Exclusive Easement; thence S.00°30'25"W., along said West line, a distance of 13.98 feet to the POINT OF BEGINNING.

Parcel contains 25 Square Feet, or 0.0006 Acres more or less.

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08  
JOB NUMBER: 08-01-09(707)



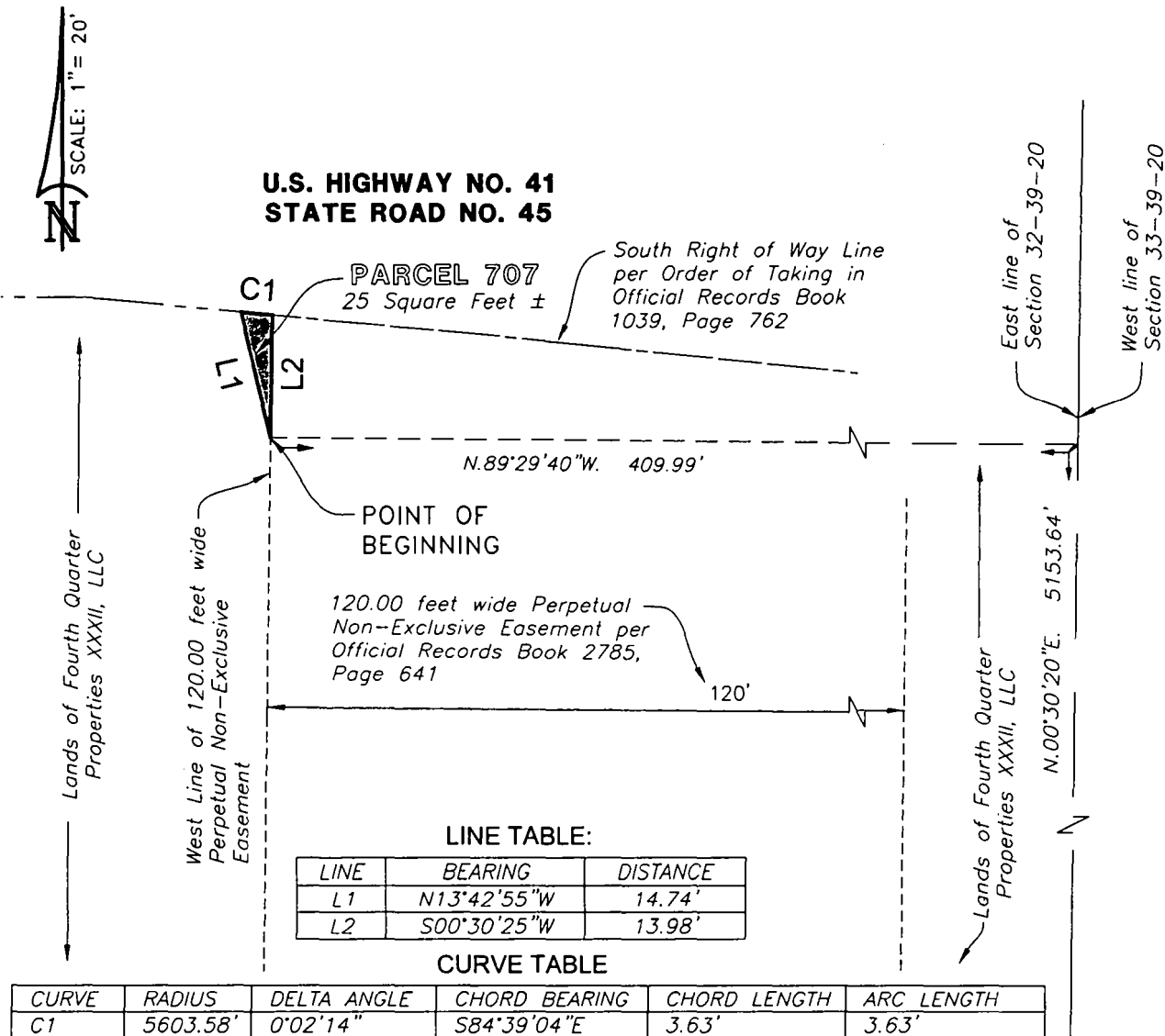
## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com



PARCEL 707

# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 2 OF 2**NOTES:**

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

**POINT OF COMMENCEMENT**  
Southeast Corner of  
Section 32, Township 39  
South, Range 20 East

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 2 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(707)



PARCEL 708

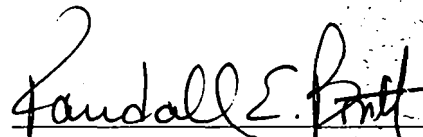
# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 1 OF 3**DESCRIPTION:**

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

COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 4211.07 feet; thence N.89°29'40"W., perpendicular to said East line, a distance of 290.02 feet to the East line of a 120.00 feet wide Perpetual Non-Exclusive Easement, per Official Records Book 2785, Page 641, Public Records of Sarasota County, Florida, also being the East line of a 30.00 feet wide Permanent Utility Easement, per Official Records Book 2702, Page 2437, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence N.00°30'25"E., along said East line of a 120.00 feet wide Perpetual Non-Exclusive Easement, a distance of 945.04 feet to the Southerly Right-of-Way line of U.S. Highway No. 41 (State Road No. 45), per Order of Taking, recorded in Official Records Book 1039, Page 762 Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 5603.58 feet, a central angle of 0°17'55", a chord bearing of S.83°15'02"E., and a chord length of 29.21 feet; thence along said Southerly Right-of-Way line, an arc length of 29.21 feet; thence S.08°03'02"W., a distance of 7.88 feet; thence S.00°30'25"W., a distance of 107.44 feet; thence S.14°00'10"W., a distance of 40.28 feet; thence S.01°51'37"W., a distance of 787.66 feet to the POINT OF BEGINNING.

Parcel contains 11,516 Square Feet, or 0.2644 Acres more or less.

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 3 FOR SKETCH & DESCRIPTION

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08JOB NUMBER: 08-01-09(708)**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

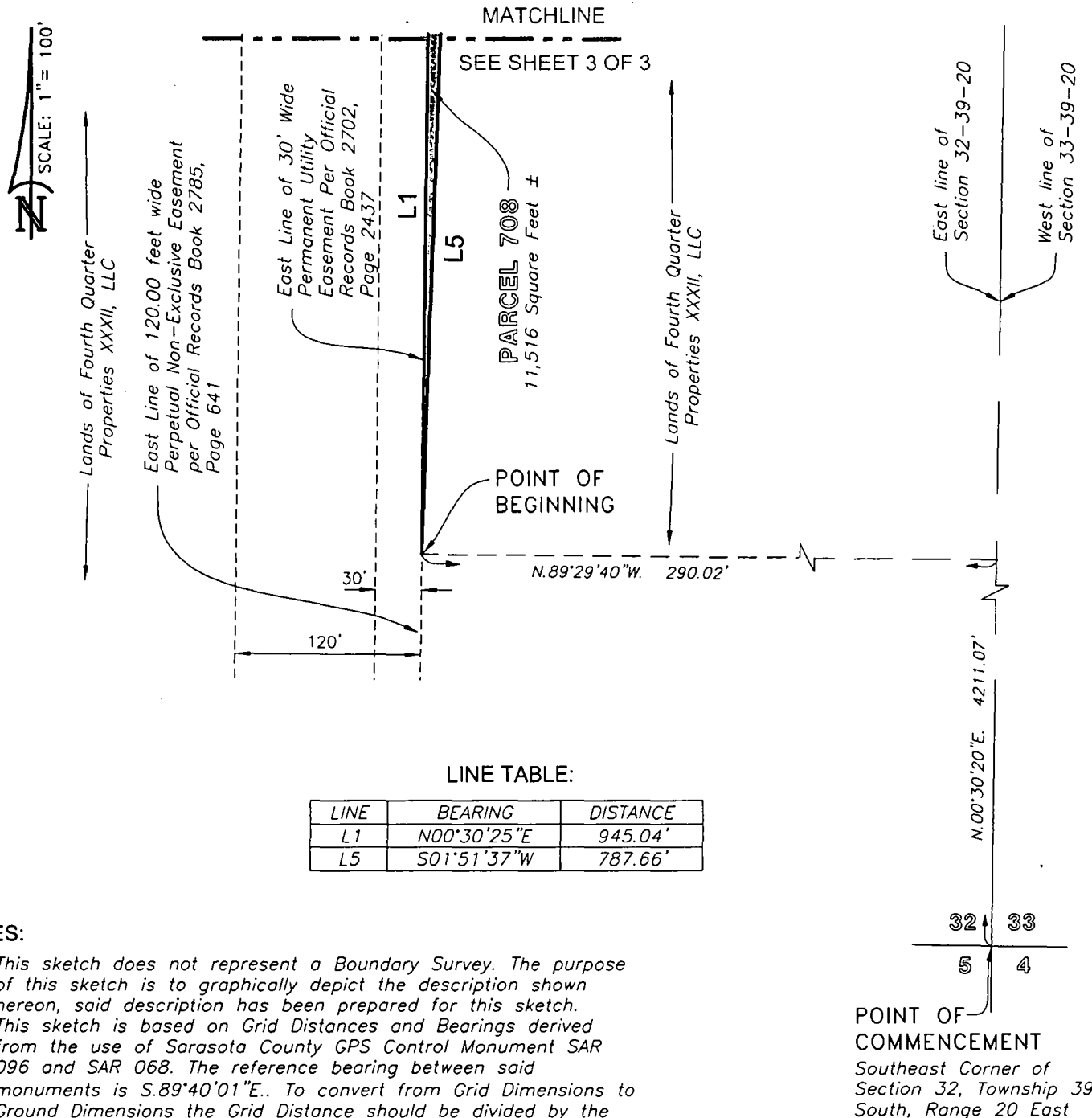
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: [bsi@brittsurveying.com](mailto:bsi@brittsurveying.com)



PARCEL 708

# SKETCH OF DESCRIPTION RIGHT OF WAY

SHEET 2 OF 3

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N00°30'25"E | 945.04'  |
| L5   | S01°51'37"W | 787.66'  |

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 3 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(708)



JOB NUMBER: 08-01-09(708)



PARCEL 771

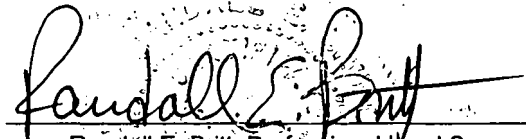
# SKETCH OF DESCRIPTION STORM WATER AREA

SHEET 1 OF 5**DESCRIPTION:**

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

COMMENCE at the Southeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 3065.63 feet; thence N.89°29'40"W., perpendicular to said East line of Section 32, a distance of 430.04 feet to the Westerly line of a 20.00 feet wide Flowage Easement, per Official Records Book 3065, Page 606 of the Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; thence S.58°37'05"W., a distance of 350.05 feet to a point on a curve to the right, having a radius of 57.76 feet, a central angle of 116°09'08", a chord bearing of N.63°18'21"W., and a chord length of 98.05 feet; thence along the arc of said curve an arc length of 117.09 feet; thence N.05°13'47"W., a distance of 12.28 feet to a point on a curve to the left, having a radius of 27.24 feet, a central angle of 42°22'22", a chord bearing of N.26°24'58"W., and a chord length of 19.69 feet; thence along the arc of said curve an arc length of 20.15 feet; thence N.47°36'09"W., a distance of 123.11 feet to a point on a curve to the left, having a radius of 22.24 feet, a central angle of 123°33'00", a chord bearing of S.70°37'21"W., and a chord length of 39.19 feet; thence along the arc of said curve an arc length of 47.96 feet to a point on a curve to the right, having a radius of 210.00 feet, a central angle of 79°05'54", a chord bearing of S.48°23'48"W., and a chord length of 267.43 feet; thence along the arc of said curve an arc length of 289.91 feet to a point on a curve to the left, having a radius of 70.00 feet, a central angle of 66°28'53", a chord bearing of S.54°42'18"W., and a chord length of 76.74 feet; thence along the arc of said curve an arc length of 81.22 feet; thence S.21°27'52"W., a distance of 56.20 feet to a point on a curve to the right, having a radius of 85.00 feet, a central angle of 122°32'39", a chord bearing of S.82°44'11"W., and a chord length of 149.08 feet; thence along the arc of said curve an arc length of 181.80 feet; thence N.35°59'29"W., a distance of 53.37 feet to a point on a curve to the right, having a radius of 60.00 feet, a central angle of 87°00'47", a chord bearing of N.07°30'54"E., and a chord length of 82.61 feet; thence along the arc of said curve an arc length of 91.12 feet to a point on a curve to the right, having a radius of 210.00 feet, a central angle of 5°10'11", a chord bearing of N.53°36'23"E., and a chord length of 18.94 feet; thence along the arc of said curve an arc length of 18.95 feet; thence N.12°22'29"E., a distance of 123.21 feet; thence S.77°37'31"E., a distance of 10.00 feet; thence S.12°22'29"W., a distance of 113.45 feet to a point on a curve to the right, having a radius of 210.00 feet, a central angle of 17°52'18", a chord bearing of N.68°56'19"E., and a chord length of 65.24 feet; thence along the arc of said curve an arc length of 65.50 feet to a point on a curve to the left, having a radius of 310.00 feet,

CONTINUED TO SHEET 2 OF 5

DATE: March 18, 2008


Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 5 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

## PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08JOB NUMBER: 08-01-09(771)

## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

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Email: bsi@brittsurveying.com



PARCEL 771

# SKETCH OF DESCRIPTION STORM WATER AREA

SHEET 2 OF 5

CONTINUED FROM SHEET 1 OF 5

**DESCRIPTION:**

*a central angle of 29°42'29", a chord bearing of N.63°01'14"E., and a chord length of 158.94 feet; thence along the arc of said curve an arc length of 160.74 feet; thence N.48°09'59"E., a distance of 253.89 feet; thence N.65°20'01"E., a distance of 114.07 feet; thence N.56°01'50"E., a distance of 116.89 feet; thence S.89°26'58"E., a distance of 116.31 feet to a point on a curve to the left, having a radius of 390.00 feet, a central angle of 20°28'37", a chord bearing of N.80°18'44"E., and a chord length of 138.64 feet; thence along the arc of said curve an arc length of 139.38 feet to a point on a curve to the right, having a radius of 57.76 feet, a central angle of 20°25'58", a chord bearing of N.80°17'24"E., and a chord length of 20.49 feet; thence along the arc of said curve an arc length of 20.60 feet; thence S.89°29'37"E., a distance of 85.16 feet to said Westerly line of a 20.00 feet wide Flowage Easement; thence S.00°30'23"W., along said Westerly line, a distance of 215.01 feet to the POINT OF BEGINNING.*

*Parcel contains 227,598 Square Feet, or 5.2249 Acres more or less.*

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 5 FOR SKETCH & DESCRIPTION  
REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08JOB NUMBER: 08-01-09(771)**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
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PARCEL 771

# SKETCH OF DESCRIPTION STORM WATER AREA

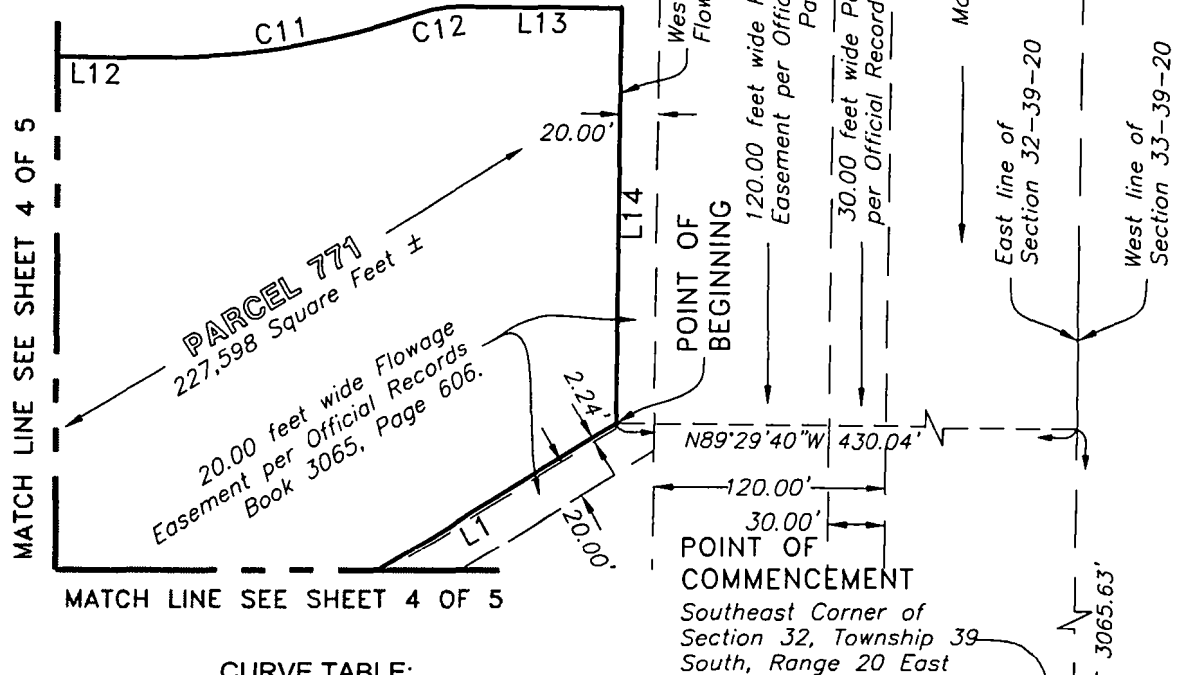
SHEET 3 OF 5

SCALE: 1" = 100'

Lands of Fourth Quarter Properties XXXII, LLC  
20.00 feet wide Flowage Easement per Official Records Book 3065, Page 606.

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S58°37'05"W | 350.05'  |
| L12  | S89°26'58"E | 116.31'  |
| L13  | S89°29'37"E | 85.16'   |
| L14  | S00°30'23"W | 215.01'  |



CURVE TABLE:

| CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------|-------------|---------------|--------------|------------|
| C11   | 390.00' | 20°28'37"   | N80°18'44"E   | 138.64'      | 139.38'    |
| C12   | 57.76'  | 20°25'58"   | N80°17'24"E   | 20.49'       | 20.60'     |

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

REVISION DATE: 03/31/08 REVISED ADJOINERS

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 5 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08  
JOB NUMBER: 08-01-09(771)



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
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PARCEL 771

# SKETCH OF DESCRIPTION STORM WATER AREA

SHEET 4 OF 5



20.00 feet wide Flowage  
Easement per Official Records  
Book 3065, Page 606.

Lands of Fourth Quarter  
Properties XXXII, LLC

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L2   | N05°13'47"W | 12.28'   |
| L3   | N47°36'09"W | 123.11'  |
| L9   | N48°09'59"E | 253.89'  |
| L10  | N65°20'01"E | 114.07'  |
| L11  | N56°01'50"E | 116.89'  |
| L12  | S89°26'58"E | 116.31'  |

PARCEL 771  
227,598 Square Feet ±

MATCH LINE SEE SHEET 5 OF 5

MATCH LINE SEE SHEET 3 OF 5

CURVE TABLE:

| CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------|-------------|---------------|--------------|------------|
| C1    | 57.76'  | 116°09'08"  | N63°18'21"W   | 98.05'       | 117.09'    |
| C2    | 27.24'  | 42°22'22"   | N26°24'58"W   | 19.69'       | 20.15'     |
| C3    | 22.24'  | 123°33'00"  | S70°37'21"W   | 39.19'       | 47.96'     |
| C4    | 210.00' | 79°05'54"   | S48°23'48"W   | 267.43'      | 289.91'    |

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 5 FOR SKETCH & DESCRIPTION

REVISION DATE: 03/31/08 REVISED ADJOINERS

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC

DATE: 03/18/08

JOB NUMBER: 08-01-09(771)



BRITT SURVEYING, INC.

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PARCEL 771

# SKETCH OF DESCRIPTION STORM WATER AREA

SHEET 5 OF 5

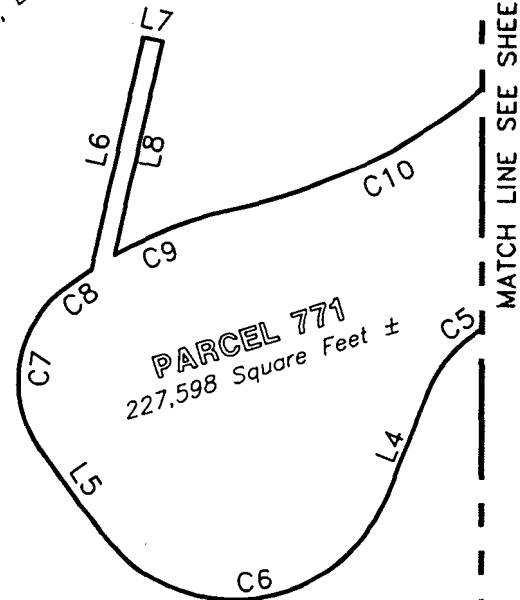
SCALE: 1" = 100'

20.00 feet wide Flowage  
Easement per Official Records  
Book 3065, Page 606.

Lands of Fourth Quarter  
Properties XXXII, LLC

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L4   | S21°27'52"W | 56.20'   |
| L5   | N35°59'29"W | 53.37'   |
| L6   | N12°22'29"E | 123.21'  |
| L7   | S77°37'31"E | 10.00'   |
| L8   | S12°22'29"W | 113.45'  |



Lands of Fourth Quarter  
Properties XXXII, LLC

CURVE TABLE:

| CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------|-------------|---------------|--------------|------------|
| C5    | 70.00'  | 66°28'53"   | S54°42'18"W   | 76.74'       | 81.22'     |
| C6    | 85.00'  | 122°32'39"  | S82°44'11"W   | 149.08'      | 181.80'    |
| C7    | 60.00'  | 87°00'47"   | N07°30'54"E   | 82.61'       | 91.12'     |
| C8    | 210.00' | 5°10'11"    | N53°36'23"E   | 18.94'       | 18.95'     |
| C9    | 210.00' | 17°52'18"   | N68°56'19"E   | 65.24'       | 65.50'     |
| C10   | 310.00' | 29°42'29"   | N63°01'14"E   | 158.94'      | 160.74'    |

## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.
3. See boundary survey prepared by Britt Surveying, Inc., Dated September 12, 2002, Job No. 02-07-16.

REVISION DATE: 03/31/08 REVISED ADJOINERS

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY SEE SHEETS 1 THROUGH 5 FOR SKETCH &amp; DESCRIPTION

PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
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Email: bsi@brittsurveying.com

DATE: 03/18/08

JOB NUMBER: 08-01-09(771)



PARCEL 503

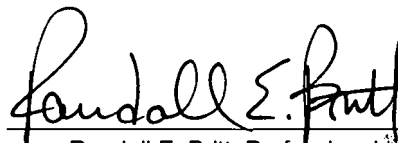
# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 1 OF 2**DESCRIPTION:**

*A Parcel of land lying in Sections 29, 28, 32 and 33, Township 39 South, Range 20 East Sarasota County, Florida, described as follows:*

*COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°30'20"W., along the East line of said Section 32, a distance of 10.23 feet to the Northerly Right-of-Way line for U.S. Highway No. 41 (State Road No. 45), as per Order of Taking recorded in Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida and as shown in Florida Department of Transportation Right-of-Way Map, Section 17010-2508, for the POINT OF BEGINNING, also being a point on a curve to the left, having a radius of 5791.58 feet, a central angle of 2°14'11", a chord bearing of N.81°49'26"W., and a chord length of 226.05 feet; thence along said Northerly Right-of-Way line an arc length of 226.07 feet; thence N.07°02'39"E., a distance of 12.00 feet to a point on a curve to the right, having a radius of 5803.58 feet, a central angle of 4°25'30", a chord bearing of S.80°43'47"E., and a chord length of 448.10 feet; thence along the arc of said curve an arc length of 448.21 feet; thence S.11°28'58"W., a distance of 12.00 feet to said Northerly Right-of-Way line for U.S. Highway No. 41 (State Road No. 45), also being a point on a curve to the left, having a radius of 5791.58 feet, a central angle of 2°11'19", a chord bearing of N.79°36'41"W., and a chord length of 221.20 feet; thence along said Northerly Right-of-Way line an arc length of 221.22 feet to the POINT OF BEGINNING.*

*Parcel contains 5,373 Square Feet, or 0.1233 Acres more or less.*

DATE: March 28, 2008


Randall E. Britt, Professional Land Surveyor

Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

## PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC  
KIMEY-HORN AND ASSOCIATES, INC

DATE: 03/28/08JOB NUMBER: 08-03-27 (503)**BRITT SURVEYING, INC.**

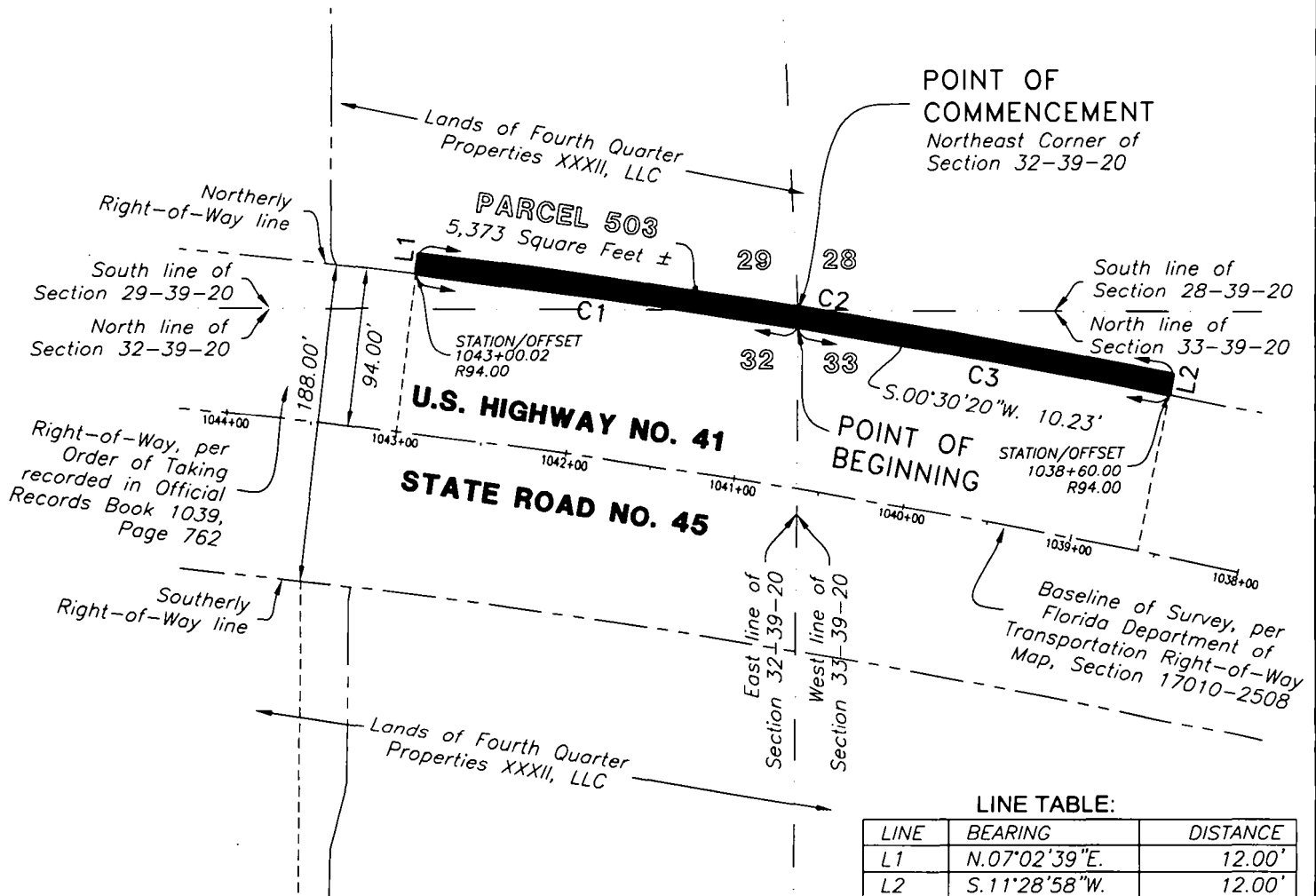
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285  
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Email: [bsi@brittsurveying.com](mailto:bsi@brittsurveying.com)

PARCEL 503

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 2 OF 2

CURVE TABLE:

| CURVE | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|----------|-------------|---------------|--------------|------------|
| C1    | 5791.58' | 2°14'11"    | N.81°49'26"W. | 226.05'      | 226.07'    |
| C2    | 5803.58' | 4°25'30"    | S.80°43'47"E. | 448.10'      | 448.21'    |
| C3    | 5791.58' | 2°11'19"    | N.79°36'41"W. | 221.20'      | 221.22'    |

## NOTES:

- This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
- See Boundary Survey prepared by Britt Surveying, Inc., dated September 12, 2002, Job Number 02-07-16.
- This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

## PREPARED FOR:

FOURTH QUARTER PROPERTIES XXXII, LLC  
KIMEY-HORN AND ASSOCIATES, INC

DATE: 03/28/08

JOB NUMBER: 08-03-27 (503)



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
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606 Cypress Avenue Venice Florida 34285  
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Email: bsi@brittsurveying.com





PARCEL 505

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 1 OF 2

## DESCRIPTION:

A parcel of land lying in Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Southeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'09"W., along the East line of said Section 29, a distance of 2895.31 feet; thence S.87°11'51"W., perpendicular to said East line of Section 29, a distance of 53.47 feet to the easterly line of Parcel 501, as described in Official Records Instrument No. 2008031552, Public Records of Sarasota County, Florida for the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 1082.00 feet, a central angle of 0°11'39", a chord bearing of S.18°49'36"W., and a chord length of 3.67 feet; thence along said easterly line of Parcel 501 the following five (5) courses: (1) along the arc of said curve an arc length of 3.67 feet to a point on a curve to the left, having a radius of 163.00 feet, a central angle of 37°28'20", a chord bearing of S.00°00'24"E., and a chord length of 104.71 feet; (2) thence along the arc of said curve an arc length of 106.60 feet to a point on a curve to the right, having a radius of 108.00 feet, a central angle of 56°11'07", a chord bearing of S.09°20'59"W., and a chord length of 101.71 feet; (3) thence along the arc of said curve an arc length of 105.91 feet to a point on a curve to the left, having a radius of 198.00 feet, a central angle of 37°28'09", a chord bearing of S.18°42'28"W., and a chord length of 127.19 feet; (4) thence along the arc of said curve an arc length of 129.48 feet; (5) thence S.00°01'46"E., a distance of 1.78 feet to a point on curve to the right, having a radius of 176.00 feet, a central angle of 40°23'38", a chord bearing of N.20°10'13"E., and a chord length of 121.53 feet; thence along the arc of said curve an arc length of 124.08 feet to a point on a curve to the left, having a radius of 114.00 feet, a central angle of 62°05'25", a chord bearing of N.09°19'19"E., and a chord length of 117.58 feet; thence along the arc of said curve an arc length of 123.54 feet to a point on a curve to the right, having a radius of 145.00 feet, a central angle of 40°38'49", a chord bearing of N.01°23'59"W., and a chord length of 100.72 feet; thence along the arc of said curve an arc length of 102.87 feet to the POINT OF BEGINNING.

Parcel contains 1,222 Square Feet, or 0.0281 Acres

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

REVISION: 09/16/08 REVISED DESCRIPTION

*Randall E. Britt*  
Randall E. Britt, Professional Land Surveyor

Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:  
WEST VILLAGE  
IMPROVEMENT DISTRICT  
KIMLEY-HORN & ASSOCIATES, INC.

DATE: SEPTEMBER 2, 2008  
JOB NUMBER: 07-07-12(505)



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
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PARCEL 505

# SKETCH OF DESCRIPTION RIGHT-OF-WAY

SHEET 2 OF 2

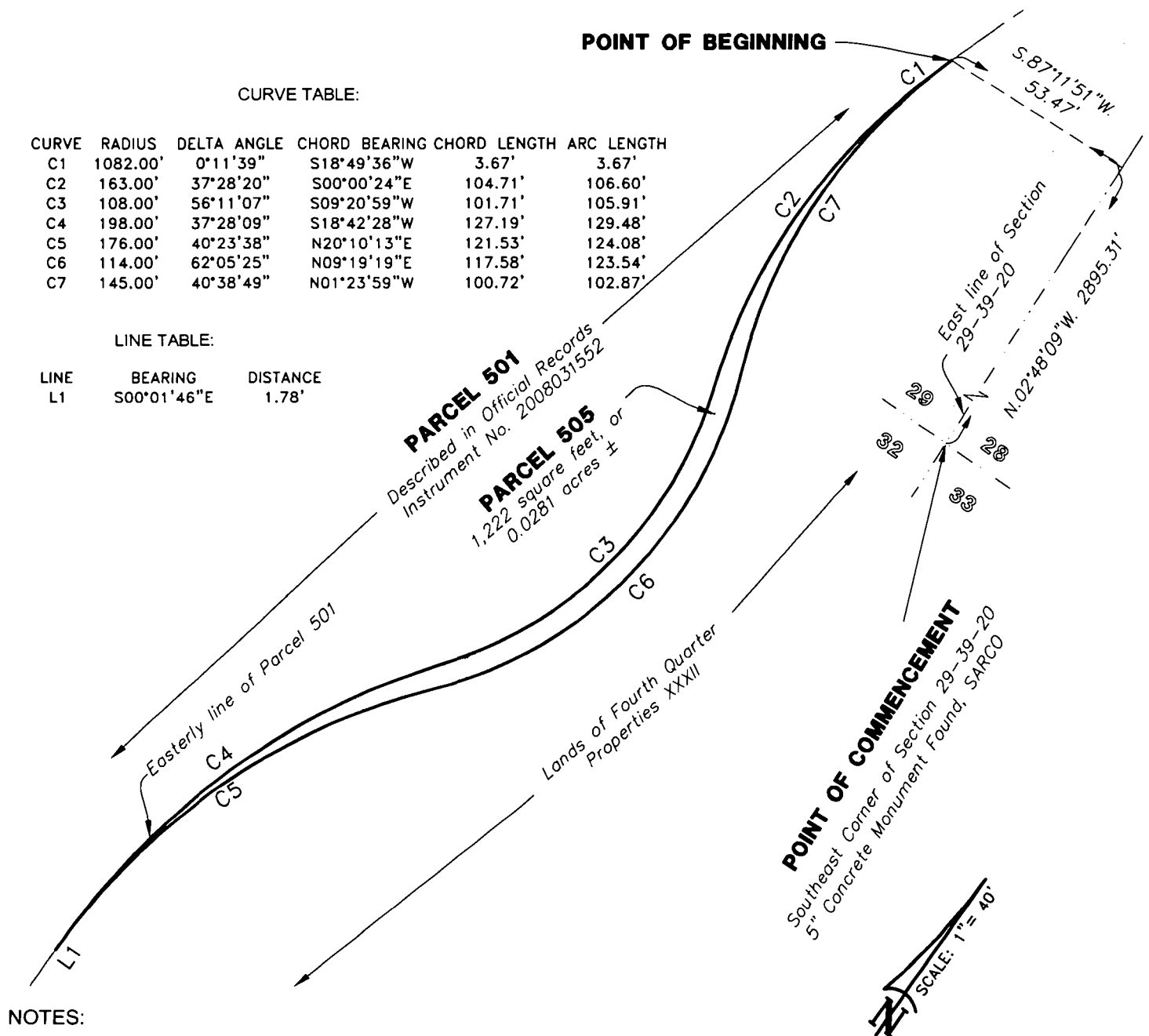
CURVE TABLE:

| CURVE | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|----------|-------------|---------------|--------------|------------|
| C1    | 1082.00' | 0°11'39"    | S18°49'36"W   | 3.67'        | 3.67'      |
| C2    | 163.00'  | 37°28'20"   | S00°00'24"E   | 104.71'      | 106.60'    |
| C3    | 108.00'  | 56°11'07"   | S09°20'59"W   | 101.71'      | 105.91'    |
| C4    | 198.00'  | 37°28'09"   | S18°42'28"W   | 127.19'      | 129.48'    |
| C5    | 176.00'  | 40°23'38"   | N20°10'13"E   | 121.53'      | 124.08'    |
| C6    | 114.00'  | 62°05'25"   | N09°19'19"E   | 117.58'      | 123.54'    |
| C7    | 145.00'  | 40°38'49"   | N01°23'59"W   | 100.72'      | 102.87'    |

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S00°01'46"E | 1.78'    |

POINT OF BEGINNING



## NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon, said description has been prepared for this sketch.
2. See Boundary Survey prepared by Britt Surveying, Inc., dated September 12, 2002, Job Number 02-07-16.
3. This sketch is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E.. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.

REVISION: 09/16/08 REVISED DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
SEE SHEETS 1 THROUGH 2 FOR SKETCH & DESCRIPTION

PREPARED FOR:  
WEST VILLAGE  
IMPROVEMENT DISTRICT  
KIMLEY-HORN & ASSOCIATES, INC.

DATE: SEPTEMBER 2, 2008  
JOB NUMBER: 07-07-12(505)



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com



CONSIDERATION \$5,550,000.00  
 DOC TAX \$38,850.00  
 RECORD \$ 35.50

PARCEL ID NO.: 0784004000 & 0784010001

✓ Prepared by and return to:

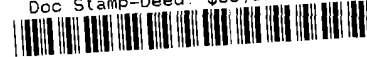
WILLIAMS PARKER  
 HARRISON DIETZ & GETZEN

200 South Orange Avenue  
 Sarasota, Florida 34236  
 (941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2015141224 4 PG(S)  
 November 13, 2015 11:24:52 AM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$38,850.00



### SPECIAL WARRANTY DEED

**THIS INDENTURE**, made November 12, 2015 by and between SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, hereinafter referred to as Grantor, whose post office address is 1700 South Tamiami Trail, Sarasota, FL 34239, and MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantee, whose post office address is 1900 Summit Tower Blvd., Suite 500, Orlando, FL 32810.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

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

Commence at the Northeast corner of said Section 32, thence S.00 degrees 30'23" W. along the Easterly line of the Northeast 1/4 of said section a distance of 2658.68 feet to the Southeast corner of said Northeast 1/4; thence N. 89 degrees 23'27" W., a distance of 410.00 feet; thence S. 00 degrees 30'23" W., parallel with the West line of the parcel described in O.R. Book 1571, Page 2172 a distance of 1026.52 feet to the Point of Beginning; thence continue along said line S. 00 degrees 30'23" W. a distance of 1630.82 feet; thence N.89 degrees 05'08" W., a distance of 1944.78 feet; thence N. 60 degrees 12'47" W., a distance of 1430.04 feet to the easterly right-of-way of proposed Pine Street Extension to a point on a curve to the right, having: a radius of 2734.79 feet and a central angle of 04 degrees 04'25"; the center of which lies S.60 degrees 12'47"E.;

(the following two courses are along the right-of-way of proposed Pine Street Extension) thence along the arc of said curve, an arc length of 194.44 feet to the end of said curve; thence N 33 degrees 51'40" E, a distance of 1554.98 feet; thence S. 89 degrees 29'37" E., a distance of 2052.27 feet; thence S.43 degrees 18'08" W., a distance of 463.99 feet; thence S.44 degrees 41'45" E., a distance of 293.64 feet; thence S. 89 degrees 29'37" E., a distance of 290.65 feet to the Point of Beginning.

Less lands conveyed to West Villages Improvement District, by Special Warranty Deed, recorded in Official Records Instrument Number 2010135760, of the Public Records of Sarasota County, Florida.

The aforesaid lands also being described as:

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

Commence at the Northeast corner of said Section 32, thence S.00°30'25"W. along the Easterly line of the Northeast 1/4 of said section a distance of 2659.00 feet to the Southeast corner of said Northeast 1/4; thence N.89°29'37"W., a distance of 410.05 feet; thence S.00°30'25"W., parallel with the West line of the parcel described in O.R. Book 1571, Page 2172, a distance of 1025.29 feet to the POINT OF BEGINNING; thence along the West Right of Way Line of West Villages Parkway, per Official Records Instrument Number 2010135760, of the Public Records of Sarasota County, Florida the following eleven (11) courses: (1) S.00°30'25"W., a distance of 146.30 feet; (2) thence S.14°00'10"W., a distance of 51.42 feet; (3) thence S.00°30'25"W., a distance of 365.01 feet; (4) thence N.85°55'11"W., a distance of 40.43 feet; (5) thence S.04°20'24"W., a distance of 21.35 feet; (6) thence S.85°39'36"E., a distance of 25.84 feet to a point on a curve to the right, having: a radius of 30.00 feet, a central angle of 86°10'01", a chord bearing of S.42°34'35"E., and a chord length of 40.98 feet; (7) thence along the arc of said curve, an arc length of 45.12 feet; (8) thence S.00°30'25"W., a distance of 66.31 feet to a point on a curve to the right, having: a radius of 800.00 feet, a central angle of 21°01'16", a chord bearing of S.11°01'03"W., and a chord length of 291.87 feet; (9) thence along the arc of said curve, an arc length of 293.51 feet to a point on a curve to the left, having: a radius of 1210.00 feet, a central angle of 21°01'16", a chord bearing of S.11°01'03"W., and a chord length of 441.45 feet; (10) thence along the arc of said curve, an arc length of 443.93 feet; (11) thence S.00°30'25"W., a distance of 218.96 feet; thence N.89°05'37"W., a distance of 1809.98 feet; thence N.60°12'45"W., a distance of 1430.80 feet to the Easterly line of lands described in Official Records



Instrument Number 2008060371, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 2734.79 feet, a central angle of 04°04'08", a chord bearing of N.31°49'36"E., and a chord length of 194.17 feet; thence along said Easterly line of lands described in Official Records Instrument Number 2008060371 the following two (2) courses: (1) along the arc of said curve, an arc length of 194.21 feet; (2) thence N.33°51'40"E., a distance of 1555.14 feet; thence leaving said Easterly line, S.89°29'35"E., a distance of 2052.16 feet; thence S.43°18'10"W., a distance of 463.97 feet; thence S.44°41'43"E., a distance of 293.63 feet; thence S.89°29'35"E., a distance of 290.64 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida

Barbara Monette  
Witness Name: Barbara Monette

By: DAVID C. VERINDER, as President and CEO

Karen Marshall  
Witness Name: Karen Marshall

Reviewed by  
Terri S. Costa, Legal Counsel  
and Approved for Signature

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of November 2015 by DAVID C. VERINDER, CEO and President of SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, on behalf of the district. He is personally known to me or has produced a \_\_\_\_\_ as identification. If no identification is indicated, the above-named person is personally known to me.

Karen B. Marshall  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

(Notary Seal)

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

3475256.v1

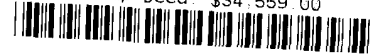




RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2014062919 6 PG(S)  
May 29, 2014 12:19:24 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Purchase Price: \$4,497,000  
Additional Consideration: \$440,000  
Doc Tax: \$34,559  
Record: \$ 52.50

Doc Stamp-Deed: \$34,559.00



✓ Prepared by and return to:  
Patrick W. Ryskamp, Esq.  
Williams Parker Harrison Dietz & Getzen  
200 S. Orange Avenue  
Sarasota, FL 34236

### SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of May 28, 2014, by and between **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), having an address of 45 Ansley Drive, Newnan, Georgia 30263, and **THOMAS RANCH LAND PARTNERS VILLAGE 2A, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Grantee"), having an address of 400 Park Avenue S., Suite 220, Winter Park, Florida 32789, Attn: David Koon.

### WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Sarasota County, Florida, and being more fully described in **Exhibit "A"**, attached hereto and made a part hereof by reference (the "**Property**").

Tax Parcel Identification Numbers: 0781-00-1000, 0783-00-1000, 0801-00-1000.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements which are more fully described in the **Exhibit "B"**, attached hereto and made a part hereof by reference, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, subject to the Permitted Exceptions.

*[Signatures appear on the following page]*

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the date first set forth above.

**GRANTOR:**

Signed, sealed and delivered in the presence of:

**FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company

Lesli L. Leberman  
Print

Name: Lesli L. Leberman

By: [Signature] (SEAL)

Name: Stanley E. Thomas

Title: Manager

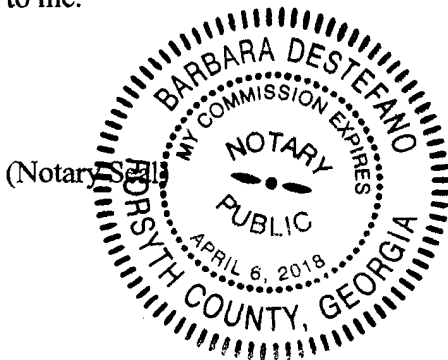
Lori L. Scott  
Print

Name: Lori L. Scott

**STATE OF GEORGIA**

**COUNTY OF** Fulton

The foregoing instrument was acknowledged before me this 22 day of MAY 2014 by Stanley E. Thomas, as Manager of **FOURTH QUARTER PROPERTIES XXXII, LLC**, a Georgia limited liability company on behalf of the company. The above-named person 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.



Barbara DeStefano  
Signature of Notary Public

BARBARA DESTEFANO  
Print Name of Notary Public

I am a Notary Public of the State of Georgia,  
and my commission expires on 4/6/18.



**EXHIBIT "A"**

**Tract E**

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

Lands conveyed to DiVosta & Company, Inc, recorded in Official Records Instrument No. 2003259292, of the Public Records of Sarasota County, Florida.

All of Section 32, lying westerly and northerly of West Villages Parkway as described in Official Records Instrument No.: 2007188871; 2009155882; 2010059621; and 2013134805, of the Public Records of Sarasota County, Florida, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County Public Hospital Board, recorded in Official Records Book 2785, Page 634, of the Public Records of Sarasota County, Florida;

Lands conveyed to DiVosta and Company, Inc. recorded in Official Records Instrument No. 2003259292, of the Public Records of Sarasota County, Florida.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 5, lying northerly of West Villages Parkway as described in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida.

Tract Contains 495.6995 Acres, more or less.

**EXHIBIT "B"****Permitted Exceptions for Tract E**

Taxes for the year 2014 and subsequent years, not yet due and payable.

The following matters (which are reflected in the title commitment 16-2014-000351 issued through Old Republic National Title Insurance Company):

4. Easements in favor of Florida Power & Light Company recorded in Official Records Book 1656, Page 183; Official Records Book 1720, Page 1854; Official Records Book 1727, Page 1939, and Official Records Book 3080, Page 1346, all of the Public Records of Sarasota County, Florida.
5. (Intentionally omitted).
6. (Intentionally omitted).
7. Easements in favor of Sarasota County Public Hospital Board recorded in Official Records Book 2785, Page 646; Official Records Book 3065, Page 606 and Official Records Book 3108, Page 2455 together with Amendment recorded under Instrument # 2007026896, and Partial Release of Easement recorded in Instrument # 2007102547, of the Public Records of Sarasota County, Florida.
8. Right of Reverter in favor of Florida Power & Light Company contained in that certain Quit Claim Deed recorded in Official Records Book 1021, Page 1908, of the Public Records of Sarasota County, Florida.
9. (Intentionally omitted).
10. Access and Drainage Easements, and use restrictions in favor of the District Board of Trustees of Manatee Junior College as set forth in that certain Warranty Deed recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida.
11. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded in Official Records Book 1823, Page 2263 of the Public Records of Sarasota County, Florida.
12. (Intentionally omitted).
13. Terms and conditions contained in that certain Easement Agreement (Stormwater Drainage and Flowage) in favor of TAYLOR RANCH, LTD., a Florida limited partnership recorded in Official Records Book 3065, Page 615, of the Public Records of Sarasota County, Florida.
14. Reclaimed Water Agreement by and between TAYLOR RANCH, LTD., a Florida limited partnership and TAYLOR RANCH, INC., a Florida corporation and Sarasota County Public Hospital Board recorded in Official Records Book 3108, Page 2433, together with Affidavit recorded in Instrument # 2005257196, as amended in Instrument # 2007026896, of the Public Records of Sarasota County, Florida.
15. Declaration of Utility Easement by TAYLOR RANCH, INC., a Florida corporation recorded in Instrument # 1998166153, of the Public Records of Sarasota County, Florida.
16. (Intentionally omitted).
17. Terms and conditions contained in that certain Grant of Perpetual Non-Exclusive Easement In favor of TAYLOR RANCH, LTD., a Florida limited partnership; TAYLOR RANCH, INC., a Florida corporation and Venetian Development, Inc., a Florida corporation, for the purposes of access and underground utilities recorded in Instrument # 1999044368, of the Public Records of Sarasota County, Florida.
18. (Intentionally omitted).
19. (Intentionally omitted).
20. (Intentionally omitted).



21. (Intentionally omitted).
22. Notice of Option to Purchase Lands in Section 32-39-20 in favor of SARASOTA COUNTY PUBLIC HOSPITAL BOARD, as Buyer, recorded in Official Records Book 2785, Page 650, of the Public Records of Sarasota County, Florida.
23. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2004216589, as amended in Instrument # 2005257191 and 2007018906 of the Public Records of Sarasota County, Florida.
24. Declaration of Covenants, Conditions, Easements and Restrictions recorded in Instrument # 2005197548 as amended under Instrument # 2008099652 of the Public Records of Sarasota County, Florida.
25. Amended and Restated Utility Agreement recorded in Instrument # 2007064870 of the Public records of Sarasota County, Florida.
26. Water and Wastewater Interim Utilities Agreement recorded in Instrument # 2005089520, Public Records of Sarasota County, Florida.
27. Easement Agreement recorded in Instrument # 2007150241, of the Public Records of Sarasota County, Florida.
28. (Intentionally omitted).
29. (Intentionally omitted).
30. (Intentionally omitted).
31. (Intentionally omitted).
32. (Intentionally omitted).
33. Easements in favor of Florida Power & Light Company recorded in Official Records Book 2940, Page 1363 and Official Records Book 3002, Page 1261, of the Public Records of Sarasota County, Florida.
34. (Intentionally omitted).
35. (Intentionally omitted).
36. (Intentionally omitted).
37. (Intentionally omitted).
38. (Intentionally omitted).
39. (Intentionally omitted).
40. Easement in favor of the City of North Port recorded in Instrument # 2007158249, of the Public Records of Sarasota County, Florida.
41. (Intentionally omitted).
42. (Intentionally omitted).
43. (Intentionally omitted).
44. (Intentionally omitted).
45. (Intentionally omitted).
46. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument #s 2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, of the Public Records of Sarasota County, Florida.
47. Water Main Easement in favor of the City of North Port recorded in Instrument # 2008152439, of the Public Records of Sarasota County, Florida.
48. (Deleted)
49. Slope, Drainage, Gateway Feature and Landscape Easement Agreement recorded in Instrument # 2009155886, of the Public Records of Sarasota County, Florida.

50. Subject to Terms, Conditions and Restrictive Covenants contained in that certain Memorandum of Lease between Fourth Quarter Properties XXXII, LLC and Publix Super Markets, Inc., recorded in Instrument # 2008122233; together with First Amendment to Lease and to Memorandum of Lease recorded in Instrument # 2009037412 and re-recorded in Instrument # 2009044358, of the Public Records of Sarasota County, Florida.
51. (Intentionally omitted).
52. Slope Easement to West Villages Improvement District recorded in Instrument # 2013134806, Public Records of Sarasota County, Florida.
53. Landscape, Irrigation and Lighting Easement recorded in Instrument # 2008121063, Public Records of Sarasota County, Florida.
54. Any and all boundary inconsistencies, encroachments and other matters shown on the survey certified by Britt Surveying, Inc. dated March 28, 2014, Job Number 08-09-08A.
55. (Deleted)
56. Common law drainage rights in the streams and watercourses on the property.
57. (Intentionally omitted).
58. (Intentionally omitted).
59. (Intentionally omitted).
60. (Intentionally omitted).
61. Riparian and littoral rights.
62. (Deleted).
63. (Deleted).
64. (Deleted.)
65. General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 26, 2006; First Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated June 9, 2008; Second Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated February 23, 2009; Third Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 26, 2010; Fourth Amendment to General Principles of Agreement by and between City of North Port, Florida, West Villages Improvement District and Fourth Quarter Properties XXII, LLC, dated January 30, 2012.
66. (Intentionally omitted).
67. (Intentionally omitted).
68. Assignment of Leases and Rents recorded in Instrument # 2002164320, as modified in First Modification Agreement in Instrument # 2004126454, further modified in Second Modification in Instrument # 2005011686, Third Modification in Instrument # 2007054545, Fourth Modification in Instrument # 2008053030, Fifth Modification Agreement in Instrument # 2008060376, , Seventh Modification recorded in Instrument # 2009030319, Amendment to Mortgage Deed and Security Agreement and Amendment to Assignment of Leases and Rents in Instrument # 2009030320, Amended and Restated Mortgage and Security Agreement in Instrument # 2010039123, Modification Agreements in Instrument # 2011013257, 2011030279, 2012051784, 2012095624, 2012132626, and 2013097933, re-recorded in Instrument # 2013106487, and Amended and Restated Assignment of Leases and Rents recorded in Instrument # 2010039124, all of the Public Records of Sarasota County, Florida.



CONSIDERATION \$5,550,000.00  
 DOC TAX \$38,850.00  
 RECORD \$ 35.50

PARCEL ID NO.: 0784004000 & 0784010001

✓ Prepared by and return to:

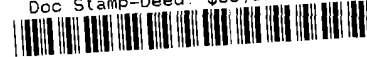
WILLIAMS PARKER  
 HARRISON DIETZ & GETZEN

200 South Orange Avenue  
 Sarasota, Florida 34236  
 (941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2015141224 4 PG(S)  
 November 13, 2015 11:24:52 AM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$38,850.00



### SPECIAL WARRANTY DEED

**THIS INDENTURE**, made November 12, 2015 by and between SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, hereinafter referred to as Grantor, whose post office address is 1700 South Tamiami Trail, Sarasota, FL 34239, and MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantee, whose post office address is 1900 Summit Tower Blvd., Suite 500, Orlando, FL 32810.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

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

Commence at the Northeast corner of said Section 32, thence S.00 degrees 30'23" W. along the Easterly line of the Northeast 1/4 of said section a distance of 2658.68 feet to the Southeast corner of said Northeast 1/4; thence N. 89 degrees 23'27" W., a distance of 410.00 feet; thence S. 00 degrees 30'23" W., parallel with the West line of the parcel described in O.R. Book 1571, Page 2172 a distance of 1026.52 feet to the Point of Beginning; thence continue along said line S. 00 degrees 30'23" W. a distance of 1630.82 feet; thence N.89 degrees 05'08" W., a distance of 1944.78 feet; thence N. 60 degrees 12'47" W., a distance of 1430.04 feet to the easterly right-of-way of proposed Pine Street Extension to a point on a curve to the right, having: a radius of 2734.79 feet and a central angle of 04 degrees 04'25"; the center of which lies S.60 degrees 12'47"E.;

(the following two courses are along the right-of-way of proposed Pine Street Extension) thence along the arc of said curve, an arc length of 194.44 feet to the end of said curve; thence N 33 degrees 51'40" E, a distance of 1554.98 feet; thence S. 89 degrees 29'37" E., a distance of 2052.27 feet; thence S.43 degrees 18'08" W., a distance of 463.99 feet; thence S.44 degrees 41'45" E., a distance of 293.64 feet; thence S. 89 degrees 29'37" E., a distance of 290.65 feet to the Point of Beginning.

Less lands conveyed to West Villages Improvement District, by Special Warranty Deed, recorded in Official Records Instrument Number 2010135760, of the Public Records of Sarasota County, Florida.

The aforesaid lands also being described as:

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

Commence at the Northeast corner of said Section 32, thence S.00°30'25"W. along the Easterly line of the Northeast 1/4 of said section a distance of 2659.00 feet to the Southeast corner of said Northeast 1/4; thence N.89°29'37"W., a distance of 410.05 feet; thence S.00°30'25"W., parallel with the West line of the parcel described in O.R. Book 1571, Page 2172, a distance of 1025.29 feet to the POINT OF BEGINNING; thence along the West Right of Way Line of West Villages Parkway, per Official Records Instrument Number 2010135760, of the Public Records of Sarasota County, Florida the following eleven (11) courses: (1) S.00°30'25"W., a distance of 146.30 feet; (2) thence S.14°00'10"W., a distance of 51.42 feet; (3) thence S.00°30'25"W., a distance of 365.01 feet; (4) thence N.85°55'11"W., a distance of 40.43 feet; (5) thence S.04°20'24"W., a distance of 21.35 feet; (6) thence S.85°39'36"E., a distance of 25.84 feet to a point on a curve to the right, having: a radius of 30.00 feet, a central angle of 86°10'01", a chord bearing of S.42°34'35"E., and a chord length of 40.98 feet; (7) thence along the arc of said curve, an arc length of 45.12 feet; (8) thence S.00°30'25"W., a distance of 66.31 feet to a point on a curve to the right, having: a radius of 800.00 feet, a central angle of 21°01'16", a chord bearing of S.11°01'03"W., and a chord length of 291.87 feet; (9) thence along the arc of said curve, an arc length of 293.51 feet to a point on a curve to the left, having: a radius of 1210.00 feet, a central angle of 21°01'16", a chord bearing of S.11°01'03"W., and a chord length of 441.45 feet; (10) thence along the arc of said curve, an arc length of 443.93 feet; (11) thence S.00°30'25"W., a distance of 218.96 feet; thence N.89°05'37"W., a distance of 1809.98 feet; thence N.60°12'45"W., a distance of 1430.80 feet to the Easterly line of lands described in Official Records



Instrument Number 2008060371, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 2734.79 feet, a central angle of 04°04'08", a chord bearing of N.31°49'36"E., and a chord length of 194.17 feet; thence along said Easterly line of lands described in Official Records Instrument Number 2008060371 the following two (2) courses: (1) along the arc of said curve, an arc length of 194.21 feet; (2) thence N.33°51'40"E., a distance of 1555.14 feet; thence leaving said Easterly line, S.89°29'35"E., a distance of 2052.16 feet; thence S.43°18'10"W., a distance of 463.97 feet; thence S.44°41'43"E., a distance of 293.63 feet; thence S.89°29'35"E., a distance of 290.64 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida

Barbara Monette  
Witness Name: Barbara Monette

By: DAVID C. VERINDER, as President and CEO

Karen Marshall  
Witness Name: Karen Marshall

Reviewed by  
Terri S. Costa, Legal Counsel  
and Approved for Signature

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of November 2015 by DAVID C. VERINDER, CEO and President of SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, on behalf of the district. He is personally known to me or has produced a \_\_\_\_\_ as identification. If no identification is indicated, the above-named person is personally known to me.

Karen B. Marshall  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

(Notary Seal)

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

3475256.v1







First American Title Insurance Company  
10210 Highland Manor Drive, Ste 120  
Tampa, FL 33610  
Phone: (813)261-3450  
Fax:

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Sarasota County, Florida**

FATIC File No.: 2240-2813124

A search of the Public Records of Sarasota County, Florida, through January 02, 2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of WELLEN PARK DOWNTOWN PHASE 5 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

The last deed of record was dated May 28, 2014 and recorded May 29, 2014 in Instrument No. [2014062919](#) and Special Warranty Deed dated November 12, 2015 and recorded November 13, 2015 in Instrument No. [2015141224](#), Public Records of Sarasota County, Florida.

The record title holder is Main Street Ranchlands, LLLP, a Florida limited liability limited partnership, formerly known as Thomas Ranch Land Partners Village 2A, LLLP, a Florida limited liability limited partnership.

The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of WELLEN PARK DOWNTOWN PHASE 5.

Unsatisfied mortgages or liens encumbering said property are as follows:

1. Notice of Commencement recorded November 05, 2024 in Instrument No. [2024146384](#).

Underlying rights of way, easements or plats affecting said property are as follows:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAIN STREET RANCLANDS PLAT NO. 1, as recorded in Plat [Book 56, Page\(s\) 250](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Easement in favor of Sarasota County Public Hospital Board recorded in [Book 3065, Page 606](#) as affected by Confirmation of Flowage Rights in Instrument No. [2015141225](#) and re-recorded in Instrument No. [2015143264](#) and as affected by Partial Termination and Release of Easement in Instrument No. [2021093810](#).
3. Terms and conditions contained in that certain Grant of Perpetual Non-Exclusive Easement recorded in Instrument No. [1999044368](#).

4. Conservation Easement in favor of Southwest Florida Water Management District as recorded in Instrument No. [1999044369](#).
5. Restrictive Covenant (including license to use) recorded in Instrument No. [2018128694](#); as affected by Amendment recorded in Instrument No. [2021097941](#).
6. Corrective Agreement Granting Non-Exclusive Perpetual Easement as set forth in instrument recorded in Instrument No. [2020073141](#) as affected by Partial Termination and Release of Easement in Instrument No. [2023053159](#).
7. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. [2020170396](#), and as amended by First Amendment recorded in Instrument No. [2023069555](#); and by Second Amendment recorded in Instrument No. [2023086129](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. Restrictive Covenant recorded as Instrument No. [2023069559](#).
9. Exclusive Permanent Lift Station Easement in favor of The City of North Port, Florida as recorded in Instrument No. [2023097539](#).

Other information regarding said property includes:

10. Water and Wastewater Interim Utilities Agreement as set forth in instrument recorded in Instrument No. [2005089520](#).
11. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument Nos. [2004223490](#), [2006023618](#), [2007048565](#), [2007086623](#), [2007176566](#), [2008055051](#), [2018000840](#), [2018084717](#), and [2018142894](#); and as affected by West Villages Improvement District Unit of Development No. 1 Notice of Series 2017 Special Assessments and Government Lien of Record (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, recorded in Instrument No. [2017111575](#); and as affected by Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1), recorded in Instrument No. [2017111576](#); and as affected by Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit of Development No. 1) (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, recorded in Instrument Nos. [2017111577](#), [2017111578](#), [2017111579](#), [2017111580](#), [2017111581](#), [2017111582](#), [2017111583](#), and [2017111584](#); and by Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1 recorded in Instrument No. [2018000839](#); Agreement regarding Inclusion of Certain Real Property in Unit of Development No. 1 recorded in Instrument No. [2022119302](#); Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1 recorded in Instrument No. [2022198036](#); Amended and Restated Notice of Series 2017 Special Assessments and Government Lien of Record recorded in Instrument No. [2022198138](#).
12. Amended and Restated Utility Agreement as set forth in instrument recorded in Instrument No. [2007064870](#).
13. Easement Agreement as set forth in instrument recorded in Instrument No. [2007150241](#).
14. Irrigation Water Supply Agreement as set forth in instrument recorded in Instrument No. [2018159052](#).



15. West Villages Developer Agreement (Post Annexation) recorded as Instrument No. [2020042302](#); together with Joinder and Consent to the West Villages Developer Agreement and to Dedications, Reservations, Covenants, Restrictions and Obligations to Convey recorded in Instrument No. [2020042589](#), and Memorandum of Agreement and Joinder and Consent as recorded in Instrument No. [2020042654](#) as affected by Amendment and Restatement of West Villages Developer Agreement recorded in Instrument No. [2024156163](#).
16. Notice of Amended Boundary of the West Villages Improvement District as recorded in Instrument No. [2022121327](#).
17. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. [2018070339](#).
18. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. [2018126427](#).
19. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. [2021182235](#).
20. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. [2023132546](#).
21. Resolution No. 2023-R-39 recorded in Instrument No. [2023097551](#).
22. 2024 Utilities Agreement - Water Supply recorded in Instrument No. [2024152165](#).

Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 0783001005, 0783001200.

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Sarasota County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Sarasota Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: \_\_\_\_\_  
Authorized Signatory



## Exhibit "A"

A tract of land, including Tract 101 and 102 of Main Street Ranchlands Plat No. 1 recorded in Plat [Book 56, Page 250](#) of the Public Records of Sarasota County, Florida and 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 7 of Wellen Park Downtown Phase 1 recorded in Plat [Book 54, Page 331](#) of the Public Records of Sarasota County, Florida; the following thirty-six (36) calls are along the southerly and easterly line of said Tract 7: (1) thence S.85°51'13"E., a distance of 144.09 feet to a point of curvature of a curve to the left having a radius of 123.00 feet and a central angle of 79°09'07"; (2) thence Northeasterly along the arc of said curve, a distance of 169.92 feet, to the point of tangency of said curve; (3) thence N.14°59'40"E., a distance of 43.90 feet to a point of curvature of a curve to the right having a radius of 153.00 feet and a central angle of 39°20'29"; (4) thence Northeasterly along the arc of said curve, a distance of 105.06 feet, to the point of curvature of a reverse curve to the left having a radius of 370.00 feet and a central angle of 35°06'21"; (5) thence Northeasterly along the arc of said curve, a distance of 226.70 feet, to the point of tangency of said curve; (6) thence N.19°13'48"E., a distance of 129.67 feet to a point of curvature of a curve to the right having a radius of 173.00 feet and a central angle of 46°28'00"; (7) thence Northeasterly along the arc of said curve, a distance of 140.30 feet, to the point of curvature of a reverse curve to the left having a radius of 53.00 feet and a central angle of 37°07'51"; (8) thence Northeasterly along the arc of said curve, a distance of 34.35 feet, to the point of curvature of a reverse curve to the right having a radius of 277.58 feet and a central angle of 18°08'56"; (9) thence Northeasterly along the arc of said curve, a distance of 87.92 feet, to the point of curvature of a compound curve to the right having a radius of 141.00 feet and a central angle of 44°44'16"; (10) thence Easterly along the arc of said curve, a distance of 110.10 feet, to the point of tangency of said curve; (11) thence S.88°32'51"E., a distance of 84.83 feet to a point of curvature of a curve to the right having a radius of 17.00 feet and a central angle of 81°27'13"; (12) thence Southeasterly along the arc of said curve, a distance of 24.17 feet, to the point of curvature of a compound curve to the right having a radius of 60.32 feet and a central angle of 58°30'20"; (13) thence Southerly along the arc of said curve, a distance of 61.60 feet, to the point of curvature of a reverse curve to the left having a radius of 103.00 feet and a central angle of 33°52'18"; (14) thence Southwesterly along the arc of said curve, a distance of 60.89 feet, to the point of tangency of said curve; (15) thence S.17°32'23"W., a distance of 135.23 feet to a point of curvature of a curve to the left having a radius of 65.00 feet and a central angle of 93°13'40"; (16) thence Southeasterly along the arc of said curve, a distance of 105.76 feet, to the point of tangency of said curve; (17) thence S.75°41'17"E., a distance of 55.56 feet to a point of curvature of a curve to the right having a radius of 43.00 feet and a central angle of 61°15'41"; (18) thence Southeasterly along the arc of said curve, a distance of 45.98 feet, to the point of tangency of said curve; (19) thence S.14°25'37"E., a distance of 69.37 feet to a point of curvature of a curve to the left having a radius of 63.00 feet and a central angle of 59°56'56"; (20) thence Southeasterly along the arc of said curve, a distance of 65.92 feet, to the point of curvature of a reverse curve to the right having a radius of 411.12 feet and a central angle of 17°40'02"; (21) thence Southeasterly along the arc of said curve, a distance of 126.77 feet, to the point of curvature of a compound curve to the right having a radius of 60.00 feet and a central angle of 20°50'25"; (22) thence Southeasterly along the arc of said curve, a distance of 21.82 feet, to the point of tangency of said curve; (23) thence S.35°52'06"E., a distance of 109.04 feet to a point of curvature of a curve to the left having a radius of 44.00 feet and a central angle of 81°09'10"; (24) thence Easterly along the arc of said curve, a distance of 62.32 feet, to the point of tangency of said curve; (25) thence N.62°58'44"E., a distance of 59.37 feet to a point of curvature of a curve to the left having a radius of 44.00 feet and a central angle of 77°51'48"; (26) thence Northeasterly along the arc of said curve, a distance of 59.79 feet, to the point of tangency of said curve; (27) thence N.14°53'03"W., a distance of 103.89 feet to a point of curvature of a curve to the right having a radius of 82.00 feet and a central angle of 80°41'12"; (28) thence Northeasterly along the arc of said curve, a distance of 115.48 feet, to the point of tangency of said curve; (29) thence N.65°48'08"E., a distance of 294.24 feet to the point of curvature of a non-tangent curve to the left, having a radius of 68.00 feet and a central angle of 117°31'30"; (30) thence Northerly along the arc of said curve, a distance of 139.48 feet, said curve having a chord bearing and distance of N.07°03'19"E., 116.28 feet, to the point of curvature of a reverse curve to the right having a radius of 97.00 feet and a central angle of 53°18'51"; (31) thence Northwesterly along the arc of said curve, a distance of 90.26 feet, to the point of curvature of a reverse curve to the left having a radius of 59.00 feet and a central angle of 47°10'03"; (32) thence Northerly along the arc of said curve, a distance of 48.57 feet, to the point of curvature of a reverse curve to the right having a radius of 196.00 feet and a

central angle of  $29^{\circ}08'24''$ ; (33) thence Northwesterly along the arc of said curve, a distance of 99.68 feet, to the point of curvature of a reverse curve to the left having a radius of 154.00 feet and a central angle of  $37^{\circ}34'21''$ ; (34) thence Northwesterly along the arc of said curve, a distance of 100.99 feet, to the point of curvature of a reverse curve to the right having a radius of 96.00 feet and a central angle of  $90^{\circ}04'15''$ ; (35) thence Northerly along the arc of said curve, a distance of 150.91 feet, to the point of curvature of a reverse curve to the left having a radius of 438.00 feet and a central angle of  $63^{\circ}20'25''$ ; (36) thence Northerly along the arc of said curve, a distance of 484.21 feet, to the end of said curve; thence  $N.62^{\circ}48'14''E.$  along a line non-tangent to said curve, a distance of 89.55 feet to the point of curvature of a non-tangent curve to the right, having a radius of 300.00 feet and a central angle of  $02^{\circ}39'53''$ ; thence Northwesterly along the arc of said curve, a distance of 13.95 feet, said curve having a chord bearing and distance of  $N.25^{\circ}51'50''W.$ , 13.95 feet, to the point of curvature of a compound curve to the right having a radius of 600.00 feet and a central angle of  $02^{\circ}35'48''$ ; thence Northwesterly along the arc of said curve, a distance of 27.19 feet, to the end of said curve; thence  $N.28^{\circ}46'42''E.$  along a line non-tangent to said curve, a distance of 68.30 feet; thence  $N.31^{\circ}25'41''E.$ , a distance of 52.59 feet; thence  $N.39^{\circ}50'18''E.$ , a distance of 51.87 feet; thence  $N.38^{\circ}22'55''E.$ , a distance of 74.39 feet; thence  $N.16^{\circ}31'25''E.$ , a distance of 42.39 feet; thence  $N.11^{\circ}39'16''E.$ , a distance of 55.61 feet; thence  $N.49^{\circ}43'42''E.$ , a distance of 38.04 feet; thence  $N.28^{\circ}42'35''E.$ , a distance of 16.66 feet; thence  $N.11^{\circ}07'03''W.$ , a distance of 30.44 feet; thence  $N.43^{\circ}38'28''E.$ , a distance of 63.15 feet; thence  $N.34^{\circ}01'32''E.$ , a distance of 80.87 feet; thence  $N.84^{\circ}03'35''E.$ , a distance of 56.80 feet; thence  $N.62^{\circ}31'55''E.$ , a distance of 61.17 feet; thence  $N.86^{\circ}30'02''E.$ , a distance of 56.57 feet; thence  $N.87^{\circ}54'57''E.$ , a distance of 44.39 feet; thence  $S.76^{\circ}02'53''E.$ , a distance of 48.86 feet; thence  $S.39^{\circ}57'56''E.$ , a distance of 48.60 feet; thence  $S.72^{\circ}01'56''E.$ , a distance of 42.00 feet; thence  $S.50^{\circ}11'21''E.$ , a distance of 49.78 feet; thence  $S.88^{\circ}14'48''E.$ , a distance of 34.11 feet; thence  $S.70^{\circ}19'11''E.$ , a distance of 24.70 feet; thence  $N.36^{\circ}17'44''E.$ , a distance of 29.26 feet; thence  $S.78^{\circ}35'14''E.$ , a distance of 53.83 feet; thence  $S.72^{\circ}01'51''E.$ , a distance of 42.79 feet; thence  $N.40^{\circ}24'06''E.$ , a distance of 22.53 feet; thence  $N.75^{\circ}44'30''E.$ , a distance of 72.75 feet; thence  $S.78^{\circ}07'11''E.$ , a distance of 48.11 feet; thence  $N.49^{\circ}58'58''E.$ , a distance of 14.80 feet; thence  $N.14^{\circ}48'01''E.$ , a distance of 46.22 feet; thence  $N.79^{\circ}23'10''E.$ , a distance of 63.56 feet; thence  $N.50^{\circ}32'03''E.$ , a distance of 59.55 feet; thence  $N.30^{\circ}55'22''E.$ , a distance of 62.09 feet; thence  $S.82^{\circ}02'22''E.$ , a distance of 91.19 feet; thence  $S.11^{\circ}36'24''E.$ , a distance of 88.00 feet; thence  $S.00^{\circ}18'02''W.$ , a distance of 96.39 feet; thence  $S.04^{\circ}02'45''W.$ , a distance of 8.34 feet; thence  $N.88^{\circ}45'02''E.$ , a distance of 8.73 feet; thence  $S.40^{\circ}57'08''E.$ , a distance of 73.63 feet; thence  $S.24^{\circ}26'17''W.$ , a distance of 62.94 feet to a point on the northerly line of Parcel 771 recorded in Official Instrument Number [2009155882](#) of said Public Records, also being the point of curvature of a non-tangent curve to the left, having a radius of 390.00 feet and a central angle of  $00^{\circ}24'02''$ ; the following three (3) calls are along the northerly line of Parcel 771 and its easterly extension: (1) thence Easterly along the arc of said curve, a distance of 2.73 feet, said curve having a chord bearing and distance of  $N.70^{\circ}16'26''E.$ , 2.73 feet, to the point of curvature of a reverse curve to the right having a radius of 57.76 feet and a central angle of  $20^{\circ}25'58''$ ; (2) thence Easterly along the arc of said curve, a distance of 20.60 feet, to the point of tangency of said curve; (3) thence  $S.89^{\circ}29'37''E.$ , a distance of 105.16 feet to a point on the west right-of-way line of West Villages Parkway (variable width right-of-way), as recorded in Official Records Instrument Number [2009155882](#) of said Public Records; thence  $S.00^{\circ}30'25''W.$  along said west right-of-way line, a distance of 1,340.70 feet to the northeast corner of Main Street Ranchlands Plat No. 3 recorded in Plat [Book 56, Page 252](#) of said Public Records; the following eleven (11) calls are along the boundary of said Main Street Ranchlands Plat No. 3: (1) thence  $N.89^{\circ}55'18''W.$ , a distance of 521.43 feet; (2) thence  $S.00^{\circ}03'01''W.$ , a distance of 117.25 feet; (3) thence  $S.42^{\circ}56'28''W.$ , a distance of 147.30 feet; (4) thence  $S.02^{\circ}54'04''E.$ , a distance of 107.82 feet to the point of curvature of a non-tangent curve to the right, having a radius of 646.08 feet and a central angle of  $06^{\circ}38'39''$ ; (5) thence Southeasterly along the arc of said curve, a distance of 74.92 feet, said curve having a chord bearing and distance of  $S.33^{\circ}36'20''E.$ , 74.88 feet, to the end of said curve; (6) thence  $S.30^{\circ}08'32''E.$  along a line non-tangent to said curve, a distance of 188.12 feet to the point of curvature of a non-tangent curve to the left, having a radius of 556.31 feet and a central angle of  $07^{\circ}48'59''$ ; (7) thence Southeasterly along the arc of said curve, a distance of 75.89 feet, said curve having a chord bearing and distance of  $S.34^{\circ}12'30''E.$ , 75.83 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 535.13 feet and a central angle of  $11^{\circ}57'38''$ ; (8) thence Southeasterly along the arc of said curve, a distance of 111.71 feet, said curve having a chord bearing and distance of  $S.43^{\circ}47'43''E.$ , 111.51 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 613.28 feet and a central angle of  $07^{\circ}26'55''$ ; (9) thence Southeasterly along the arc of said curve, a distance of 79.73 feet, said curve having a chord bearing and distance of  $S.53^{\circ}38'30''E.$ , 79.67 feet, to the point of curvature of a



non-tangent curve to the left, having a radius of 566.40 feet and a central angle of  $12^{\circ}44'12''$ ; (10) thence Southeasterly along the arc of said curve, a distance of 125.91 feet, said curve having a chord bearing and distance of  $S.64^{\circ}30'22''E.$ , 125.65 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 546.49 feet and a central angle of  $17^{\circ}31'34''$ ; (11) thence Easterly along the arc of said curve, a distance of 167.16 feet, said curve having a chord bearing and distance of  $S.79^{\circ}35'01''E.$ , 166.51 feet, to a point on the west right-of-way line of West Villages Parkway (variable width right-of-way) as recorded in Official Records Instrument Number [2010135760](#) of said Public Records; the following six (6) calls are along said west right-of-way line: (1) thence  $S.00^{\circ}30'25''W.$ , a distance of 35.66 feet; (2) thence  $N.85^{\circ}55'11''W.$ , a distance of 40.43 feet; (3) hence  $S.04^{\circ}20'24''W.$ , a distance of 21.35 feet; (4) thence  $S.85^{\circ}39'36''E.$ , a distance of 25.83 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of  $86^{\circ}10'01''$ ; (5) thence Southeasterly along the arc of said curve, a distance of 45.12 feet, to the point of tangency of said curve; (6) thence  $S.00^{\circ}30'25''W.$ , a distance of 22.33 feet to the point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of  $87^{\circ}24'33''$ ; thence Northwesterly along the arc of said curve, a distance of 45.77 feet, said curve having a chord bearing and distance of  $N.43^{\circ}11'52''W.$ , 41.46 feet, to the point of curvature of a reverse curve to the right having a radius of 632.00 feet and a central angle of  $22^{\circ}46'26''$ ; thence Westerly along the arc of said curve, a distance of 251.21 feet, to the point of curvature of a compound curve to the right having a radius of 14.00 feet and a central angle of  $16^{\circ}07'42''$ ; thence Northwesterly along the arc of said curve, a distance of 3.94 feet, to the point of tangency of said curve; thence  $N.48^{\circ}00'00''W.$ , a distance of 48.67 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of  $07^{\circ}28'16''$ ; thence Northwesterly along the arc of said curve, a distance of 80.85 feet, said curve having a chord bearing and distance of  $N.55^{\circ}42'26''W.$ , 80.79 feet, to the end of said curve; the following three (3) calls are along the boundary line of Tract 102 of Main Street Ranchlands Plat No. 1 recorded in Plat [Book 56, Page 250](#) of said Public Records: (1) thence  $S.02^{\circ}46'46''W.$  along a line non-tangent to said curve, a distance of 123.98 feet; (2) thence  $N.87^{\circ}13'14''W.$ , a distance of 112.00 feet; (3) thence  $N.02^{\circ}46'46''E.$ , a distance of 225.74 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of  $07^{\circ}48'35''$ ; thence Northwesterly along the arc of said curve, a distance of 84.51 feet, said curve having a chord bearing and distance of  $N.34^{\circ}02'50''W.$ , 84.44 feet, to the point of tangency of said curve; thence  $N.30^{\circ}08'32''W.$ , a distance of 171.72 feet to a point of curvature of a curve to the left having a radius of 550.00 feet and a central angle of  $10^{\circ}44'41''$ ; thence Northwesterly along the arc of said curve, a distance of 103.14 feet, to the point of curvature of a reverse curve to the right having a radius of 337.00 feet and a central angle of  $12^{\circ}21'17''$ ; thence Northwesterly along the arc of said curve, a distance of 72.67 feet, to a point on the southwesterly right-of-way line of Everglow Drive (60' wide public right-of-way) recorded as Tract 101 of abovementioned Main Street Ranchlands Plat No. 1, also being the point of curvature of a non-tangent curve to the left, having a radius of 586.08 feet and a central angle of  $08^{\circ}53'22''$ ; thence Northwesterly along the arc of said curve and along said southwesterly right-of-way line, a distance of 90.93 feet, said curve having a chord bearing and distance of  $N.50^{\circ}29'09''W.$ , 90.84 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 162.36 feet and a central angle of  $20^{\circ}56'17''$ ; thence Westerly along the arc of said curve, a distance of 59.33 feet, said curve having a chord bearing and distance of  $N.85^{\circ}24'47''W.$ , 59.00 feet, to the point of curvature of a reverse curve to the right having a radius of 81.35 feet and a central angle of  $37^{\circ}44'04''$ ; thence Westerly along the arc of said curve, a distance of 53.57 feet, to the point of curvature of a reverse curve to the left having a radius of 135.49 feet and a central angle of  $54^{\circ}48'18''$ ; thence Westerly along the arc of said curve, a distance of 129.60 feet, to the point of tangency of said curve; thence  $S.67^{\circ}02'51''W.$ , a distance of 79.86 feet to the point of curvature of a non-tangent curve to the right, having a radius of 167.00 feet and a central angle of  $44^{\circ}13'58''$ ; thence Westerly along the arc of said curve, a distance of 128.93 feet, said curve having a chord bearing and distance of  $S.73^{\circ}20'27''W.$ , 125.75 feet, to the end of said curve; thence  $S.18^{\circ}42'56''W.$  along a line non-tangent to said curve, a distance of 195.38 feet to the point of curvature of a non-tangent curve to the right, having a radius of 328.52 feet and a central angle of  $58^{\circ}06'37''$ ; thence Southwesterly along the arc of said curve, a distance of 333.19 feet, said curve having a chord bearing and distance of  $S.47^{\circ}57'59''W.$ , 319.09 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 727.46 feet and a central angle of  $33^{\circ}13'27''$ ; thence Southwesterly along the arc of said curve, a distance of 421.83 feet, said curve having a chord bearing and distance of  $S.60^{\circ}09'43''W.$ , 415.95 feet, to the point of curvature of a reverse curve to the right having a radius of 207.00 feet and a central angle of  $68^{\circ}54'18''$ ; thence Westerly along the arc of said curve, a distance of 248.94 feet, to the point of tangency of said curve; thence  $N.67^{\circ}32'43''W.$ , a distance of 274.18 feet to the point of curvature of a non-tangent curve to the right, having a radius of 57.00 feet and a central angle of  $36^{\circ}12'11''$ ; thence

Westerly along the arc of said curve, a distance of 36.02 feet, said curve having a chord bearing and distance of S.69°57'04"W., 35.42 feet, to the point of tangency of said curve; thence S.88°03'09"W., a distance of 257.13 feet to the point of curvature of a non-tangent curve to the left, having a radius of 375.00 feet and a central angle of 26°08'16"; thence Westerly along the arc of said curve, a distance of 171.07 feet, said curve having a chord bearing and distance of S.73°24'28"W., 169.59 feet, to the point of curvature of a compound curve to the left having a radius of 25.00 feet and a central angle of 88°25'47"; thence Southerly along the arc of said curve, a distance of 38.58 feet, to a point on the easterly right-of-way line of Preto Boulevard (variable width public right-of-way) per Official Records Instrument Number [2020005361](#) of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 630.00 feet and a central angle of 32°14'15"; the following two (2) calls are along said easterly right-of-way line: (1) thence Northerly along the arc of said curve, a distance of 354.47 feet, said curve having a chord bearing and distance of N.11°58'20"W., 349.81 feet, to the point of tangency of said curve; (2) thence N.04°08'47"E., a distance of 97.13 feet to the POINT OF BEGINNING.

Containing 3,342,395 square feet or 76.7308 acres, more or less.





City of North Port  
Neighborhood Development Services  
Planning & Zoning Division  
4970 City Hall Boulevard  
North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT**  
**NOTICE OF PUBLIC HEARING**  
**FOR RESOLUTION NO. 2025-R-76**  
**(PSPP-25-03102)**

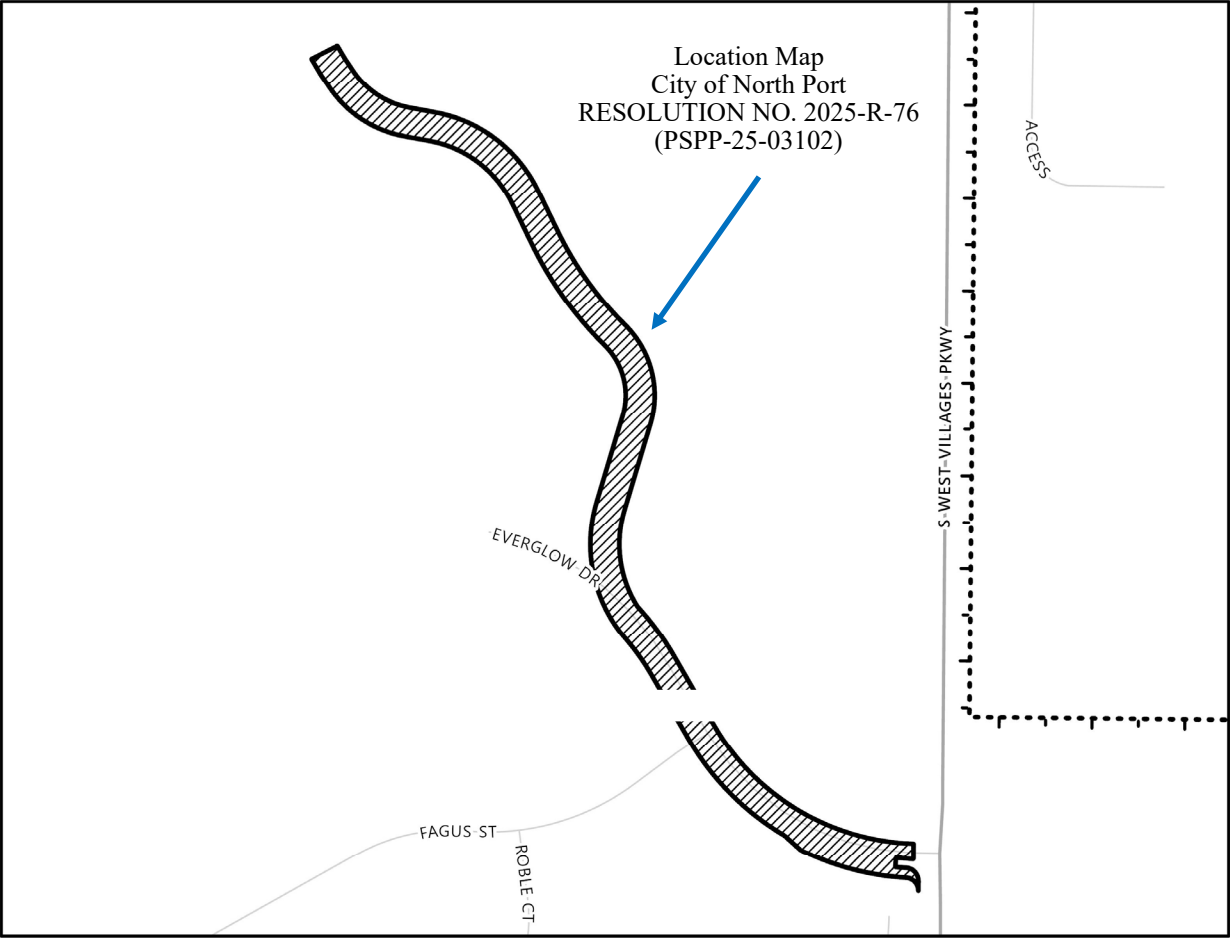
**NOTICE IS HEREBY GIVEN**, pursuant to Florida State Statute 166.041(3)(c) that the City Commission of the City of North Port proposes to approve the following:

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION REPLAT FOR WELLEN PARK DOWNTOWN PHASE 5, EXTENDING WELLEN PARK BOULEVARD RIGHT OF WAY AND CREATING PRESERVATION/CONSERVATION AREA, STORMWATER MANAGEMENT, OPEN SPACE AND FUTURE DEVELOPMENT TRACTS ON APPROXIMATELY 76.7308 ACRES LOCATED WEST OF WEST VILLAGES PARKWAY AND EAST OF PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

A Public Hearing will be held before the Planning and Zoning Advisory Board , designated as the Local Planning Agency (LPA), at **9:00 a.m.** or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Resolution No. 2025-R-76 (PSPP-25-03102).

A Public Hearing will be held before the City Commission of the City of North Port at **6:00 p.m.**, or shortly thereafter, on **Tuesday, November 18, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-76.

«NAME1»  
«NAME\_ADD2»  
«NAME\_ADD3»  
«NAME\_ADD4»  
«NAME\_ADD5»  
«CITY», «STATE» «ZIP»  
«COUNTRY»





# **PUBLIC HEARING**

## **NOTICE OF INTENT TO CONSIDER PRELIMINARY SUBDIVISION PLAT PETITION NO. PSPP-25-03102 RESOLUTION NO. 2025-R-76**

NOTICE IS HEREBY GIVEN, that the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA) will hold a public hearing at 9:00 a.m. or shortly thereafter, on **Thursday, November 6, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Petition No. PSPP-25-03102.

NOTICE IS HEREBY GIVEN, that the City Commission of the City of North Port will hold a public hearing at 6:00 p.m. or shortly thereafter, on **Tuesday, November 18, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Resolution No. 2025-R-76:

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION REPLAT FOR WELLEN PARK DOWNTOWN PHASE 5, EXTENDING WELLEN PARK BOULEVARD RIGHT OF WAY AND CREATING PRESERVATION/CONSERVATION AREA, STORMWATER MANAGEMENT, OPEN SPACE AND FUTURE DEVELOPMENT TRACTS ON APPROXIMATELY 76.7308 ACRES LOCATED WEST OF WEST VILLAGES PARKWAY AND EAST OF PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The proposed Resolution is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday. The documents pertinent to the proposed Petition are on file in the Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m., Monday through Friday.

All interested parties may attend the hearing and be heard with respect to the proposed Resolution.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. If a person decides to appeal any decisions made with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based.

The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email ([cityclerk@northportfl.gov](mailto:cityclerk@northportfl.gov)), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/  
Heather Faust, MMC  
City Clerk