

WELLEN PARK VILLAGE E TRACT 5 REPLAT

A Replat of Tract 5 of Wellen Park Village
E recorded in Plat Book 55, Page 401 of
the Public Records of Sarasota County,
Florida and lying in Section 33, Township
39 South, Range 20 East, City of North
Port, Sarasota County, Florida

CERTIFICATE OF OWNERSHIP AND DEDICATION

NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Tract 602 is a West Villages Improvement District property under the terms of the WVID Infrastructure Construction, Turnover and Conveyance Policies and the terms of the WVID Water Conservation Plan, the maintenance and use of which will be governed by said documents for stormwater management ponds. Wetland tracts or wetlands within Tract 602 shall not be altered from their natural state, and activities prohibited within such areas include but are not limited to, construction or placing of buildings on or above the ground; dumping soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging, or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____ of the Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2022.

Karen E. Rushing
Clerk of the Circuit Court
Sarasota County, Florida

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Engineer
Registration No. _____

Date

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the City of North Port, Florida, this _____ day of _____, A.D., 2022.

Mayor, North Port City Commission

City Clerk, attest

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording this _____ day of _____, A.D., 2022.

City Attorney, City of North Port

Date

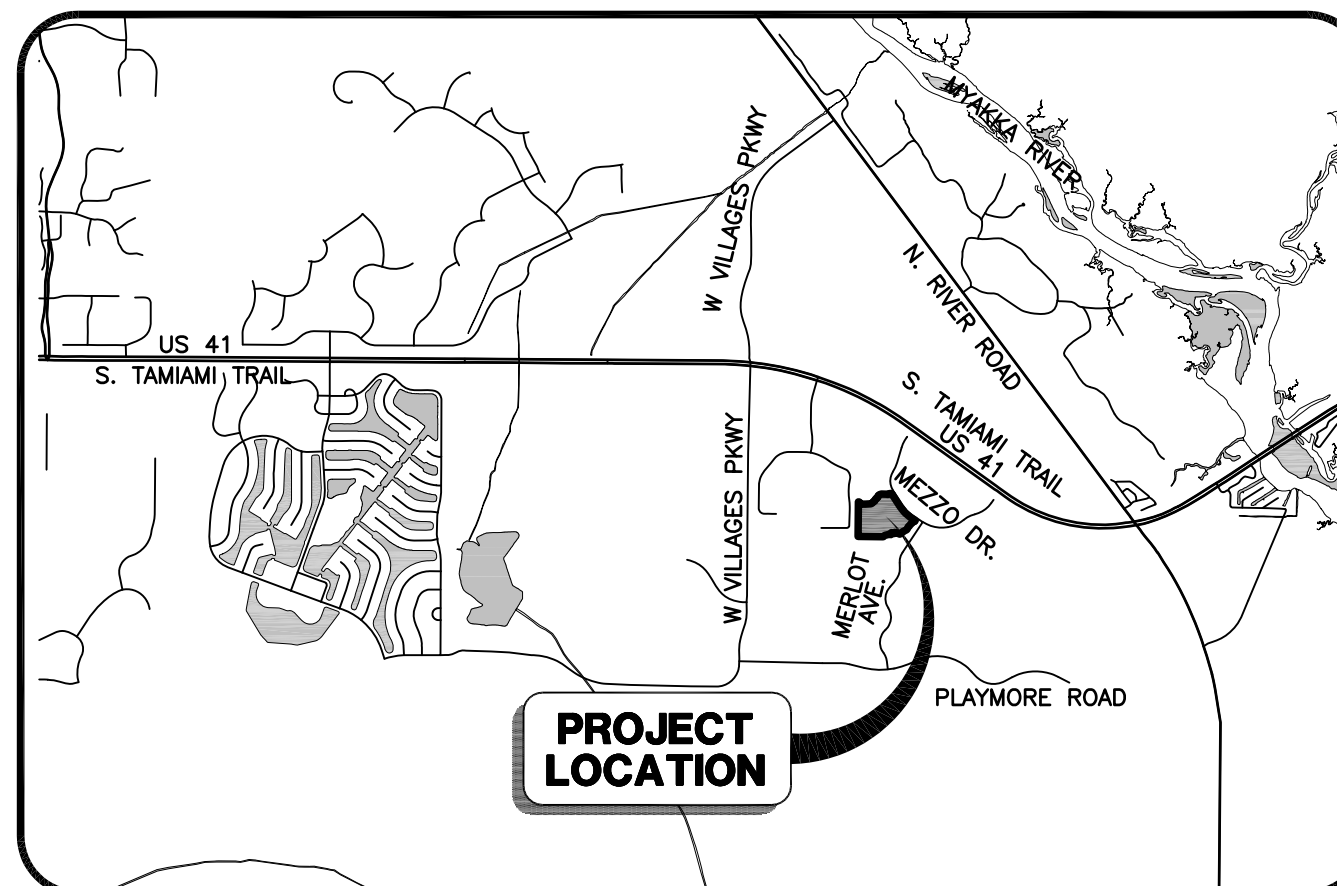
CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes and with the current subdivision ordinance of the City of North Port.

City Surveyor
Florida Certificate No. _____

Date



SITE MAP

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication of and perpetual maintenance obligation for Tract 602, as shown on this plat, and hereby accepts the dedication of the Utility Easement(s) as shown on this plat.

Secretary/Assistant Secretary

John Luczynski, Chairman

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

Notary Public

Type of Identification Produced _____

Type of Identification Produced _____

*CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT
PLANNING & ZONING ADVISORY BOARD*

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, the undersigned, hereby certify that this plat has been officially approved for recording, this _____ day of _____, A.D., 2022.

By: _____
Chairperson

CERTIFICATE OF SURVEYOR

I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, that the plat complies with all the survey requirements of Chapter 177, Part One, Florida Statutes and that the Permanent Reference Monuments (PRM's) have been installed. The Permanent Control Points, Lot Corners and Benchmarks will be installed and certified by an official affidavit.

Stantec Consulting Services, Inc. L.B.#7866

Date: _____

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

STATE OF FLORIDA)
COUNTY OF BROWARD)

Red Apple at North Port, LLC a Florida limited liability company (the "Company") do here certify ownership of the property described on this plat entitled "WELLEN PARK VILLAGE E, TRACT 5 REPLAT", and do hereby grant, convey, and dedicate said Plat for record.

The Company do hereby state and declare the following:

1. The Company does hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.
2. The Company as the fee simple owner of the lands platted herein, dedicates and conveys Tract 602 in fee simple to the West Villages Improvement District for preservation and other lawful purposes, said tract being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns. The tract shall not be altered from its natural state, and activities prohibited within the tract include but are not limited to: constructing or placing buildings on or above the ground; dumping or storing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

IN WITNESS WHEREOF, the undersigned Owners, have caused this presents to be executed in its name this _____ day of _____ A.D., 2022

WITNESSES:

Signature of Witness: _____

RED APPLE AT NORTH PORT, LLC, a
Florida limited liability company

By: _____
Jonathan K. Hage, President

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this _____ day of _____, 2022, by Jonathan K. Hage, as President of Red Apple at North Port, LLC a Florida limited liability company, on behalf of the company and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of West Villages Improvement District, on behalf of the district and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

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



Stantec

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

WELLEN PARK VILLAGE E, TRACT 5 REPLAT

A REPLAT OF TRACT 5 OF WELLEN PARK VILLAGE E RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MANASOTA BEACH RANGLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement." Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc.; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company or the District.

DESCRIPTION:

All of Tract 5 of Wellen Park Village E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida.

LEGEND:

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

NOTES:
BEARINGS SHOWN HEREON ARE ON GRID AND ARE BASED ON THE NORTH LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST HAVING A BEARING OF N89°41'04"W.

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

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

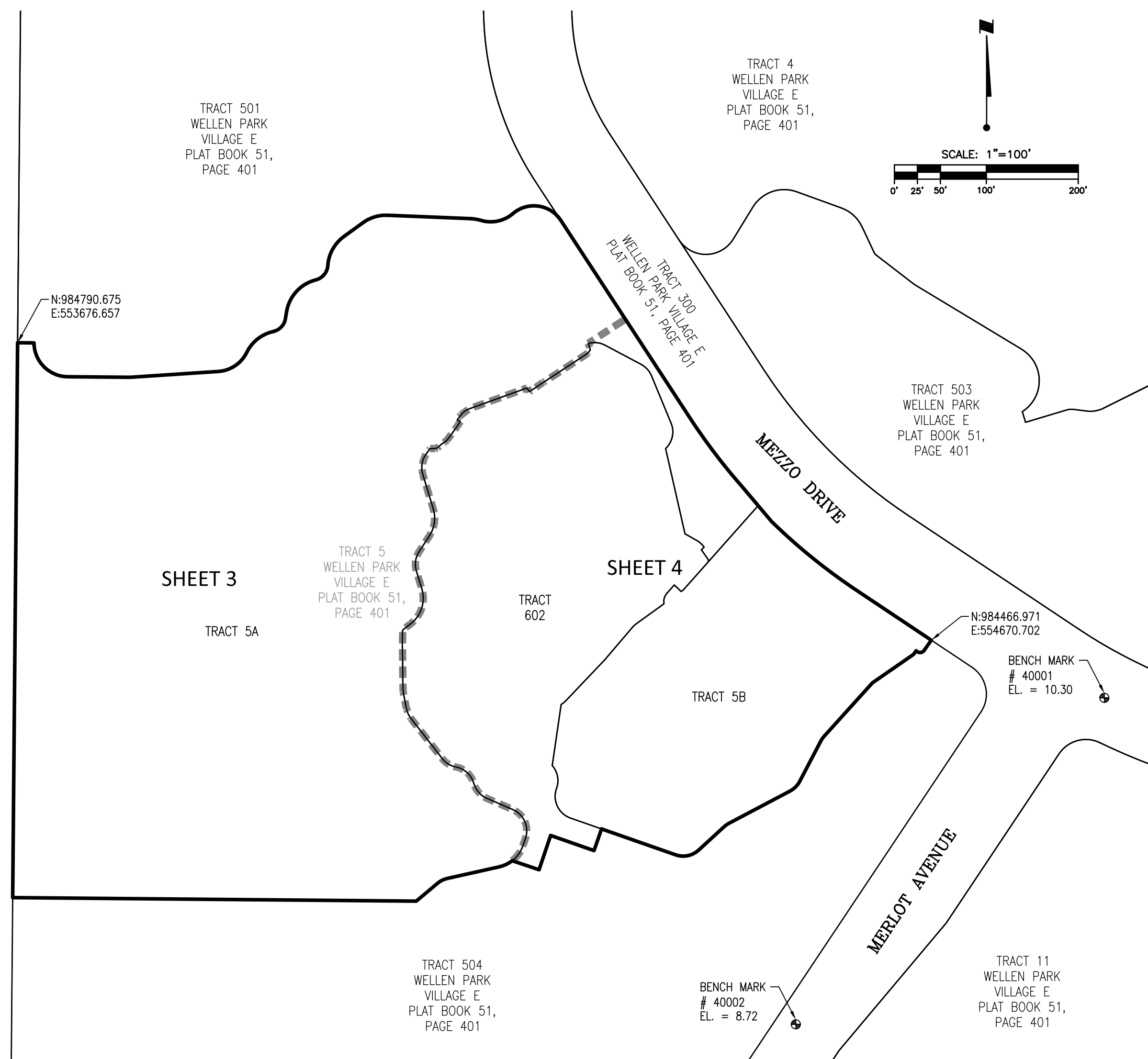
ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

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

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

THIS PLAT CONTAINS 523,102 SF OR 12.0088 ACRES, MORE OR LESS.

BENCH MARK #	ELEVATION	DESCRIPTION
40001	10.30	NAIL & DISK AT CURB
40002	8.72	NAIL & DISK AT CURB



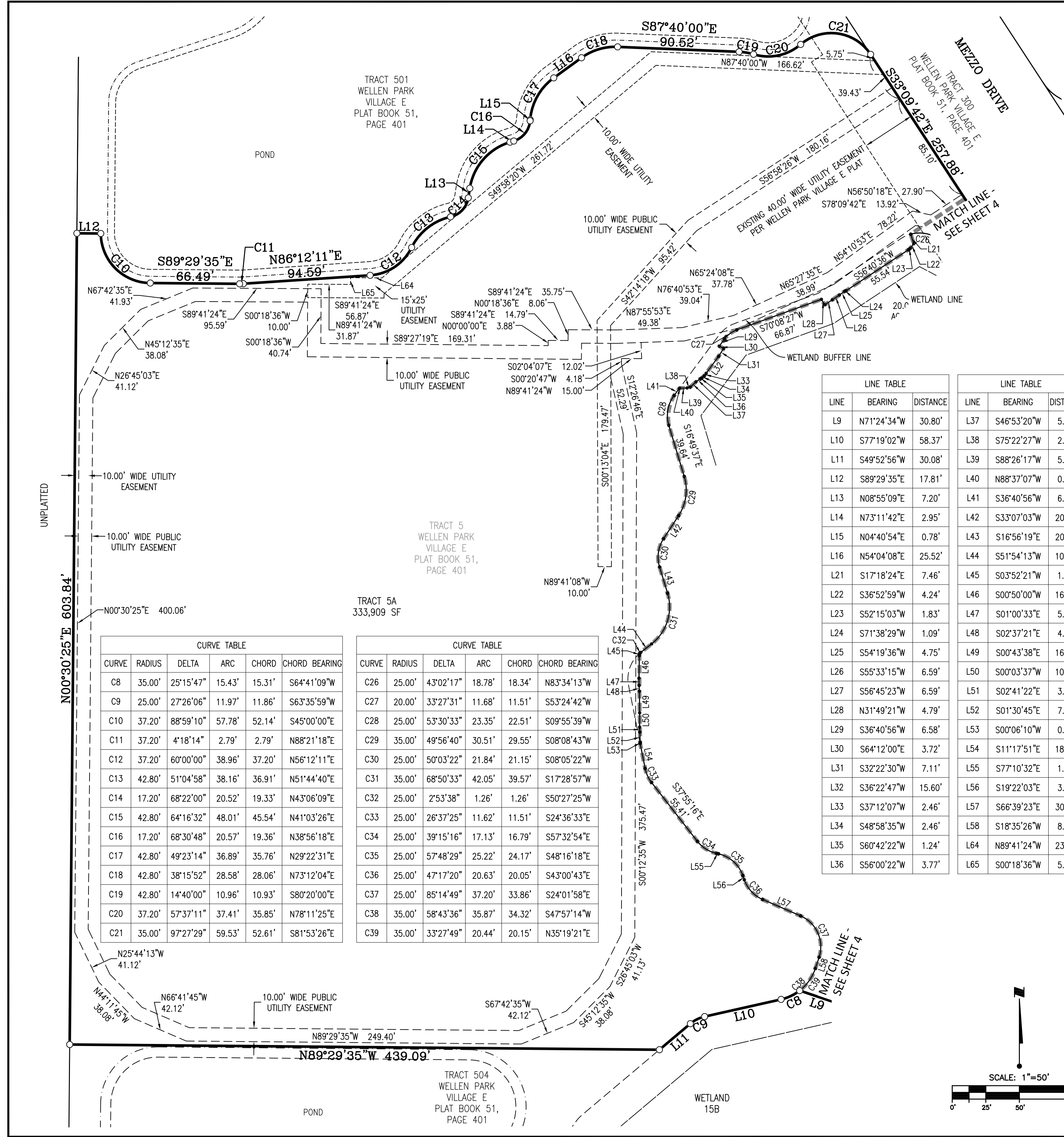
THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0370F & 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED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

WELLEN PARK VILLAGE E, TRACT 5 REPLAT

A REPLAT OF TRACT 5 OF WELLEN PARK VILLAGE E RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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- ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
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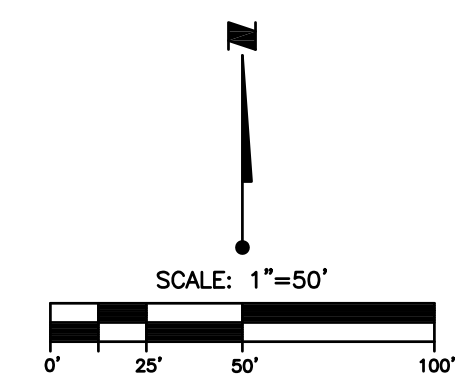
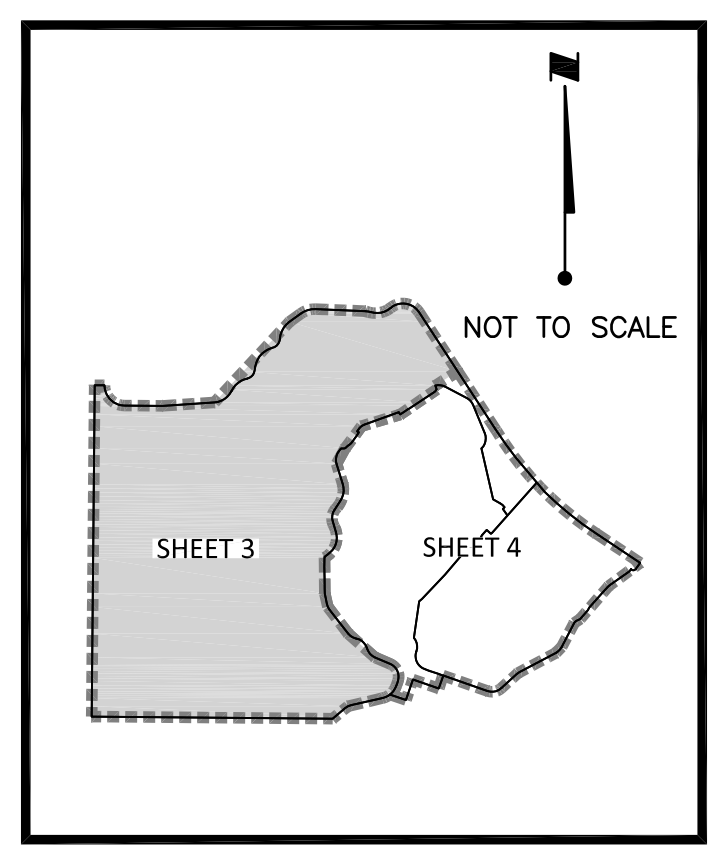
UNPLATTED
N00°30'25"E 603.84'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	35.00'	25°15'47"	15.43'	15.31'	S64°41'09"W
C9	25.00'	27°26'06"	11.97'	11.86'	S63°35'59"W
C10	37.20'	88°59'10"	57.78'	52.14'	S45°00'00"E
C11	37.20'	4°18'14"	2.79'	2.79'	N88°21'18"E
C12	37.20'	60°00'00"	38.96'	37.20'	N56°12'11"E
C13	42.80'	51°04'58"	38.16'	36.91'	N51°44'40"E
C14	17.20'	68°22'00"	20.52'	19.33'	N43°06'09"E
C15	42.80'	64°16'32"	48.01'	45.54'	N41°03'26"E
C16	17.20'	68°30'48"	20.57'	19.36'	N38°56'18"E
C17	42.80'	49°23'14"	36.89'	35.76'	N29°22'31"E
C18	42.80'	38°15'52"	28.58'	28.06'	N73°12'04"E
C19	42.80'	14°40'00"	10.96'	10.93'	S80°20'00"E
C20	37.20'	57°37'11"	37.41'	35.85'	N78°11'25"E
C21	35.00'	97°27'29"	59.53'	52.61'	S81°53'26"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C26	25.00'	43°02'17"	18.78'	18.34'	N83°34'13"W
C27	20.00'	33°27'31"	11.68'	11.51'	S53°24'42"W
C28	25.00'	53°30'33"	23.35'	22.51'	S09°55'39"W
C29	35.00'	49°56'40"	30.51'	29.55'	S08°08'43"W
C30	25.00'	50°03'22"	21.84'	21.15'	S08°05'22"W
C31	35.00'	68°50'33"	42.05'	39.57'	S17°28'57"W
C32	25.00'	2°53'38"	1.26'	1.26'	S50°27'25"W
C33	25.00'	26°37'25"	11.62'	11.51'	S24°36'33"E
C34	25.00'	39°15'16"	17.13'	16.79'	S57°32'54"E
C35	25.00'	57°48'29"	25.22'	24.17'	S48°16'18"E
C36	25.00'	47°17'20"	20.63'	20.05'	S43°00'43"E
C37	25.00'	85°14'49"	37.20'	33.86'	S24°01'58"E
C38	35.00'	58°43'36"	35.87'	34.32'	S47°57'14"W
C39	35.00'	33°27'49"	20.44'	20.15'	N35°19'21"E

LINE	BEARING	DISTANCE
L9	N71°24'34"W	30.80'
L10	S77°19'02"W	58.37'
L11	S49°52'56"W	30.08'
L12	S89°29'35"E	17.81'
L13	N08°55'09"E	7.20'
L14	N73°11'42"E	2.95'
L15	N04°40'54"E	0.78'
L16	N54°04'08"E	25.52'
L21	S17°18'24"E	7.46'
L22	S36°52'59"W	4.24'
L23	S52°15'03"W	1.83'
L24	S71°38'29"W	1.09'
L25	S54°19'36"W	4.75'
L26	S55°33'15"W	6.59'
L27	S56°45'23"W	6.59'
L28	N31°49'21"W	4.79'
L29	S36°40'56"W	6.58'
L30	S64°12'00"E	3.72'
L31	S32°22'30"W	7.11'
L32	S36°22'47"W	15.60'
L33	S37°12'07"W	2.46'
L34	S48°58'35"W	2.46'
L35	S60°42'22"W	1.24'
L36	S56°00'22"W	3.77'

LINE	BEARING	DISTANCE
L37	S46°53'20"W	5.90'
L38	S75°22'27"W	2.37'
L39	S88°26'17"W	5.16'
L40	N88°37'07"W	0.47'
L41	S36°40'56"W	6.92'
L42	S33°07'03"W	20.54'
L43	S16°56'19"E	20.49'
L44	S51°54'13"W	10.24'
L45	S03°52'21"W	1.58'
L46	S00°50'00"W	16.74'
L47	S01°00'33"E	5.46'
L48	S02°37'21"E	4.31'
L49	S00°43'38"E	16.02'
L50	S00°03'37"W	10.72'
L51	S02°41'22"E	3.68'
L52	S01°30'45"E	7.69'
L53	S00°06'10"W	0.75'
L54	S11°17'51"E	18.99'
L55	S77°10'32"E	1.70'
L56	S19°22'03"E	3.43'
L57	S66°39'23"E	30.67'
L58	S18°35'26"W	8.72'
L64	N89°41'24"W	23.46'
L65	S00°18'36"W	5.00'



Stantec
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- WVID = WEST VILLAGES IMPROVEMENT DISTRICT

LINE	BEARING	DISTANCE
L17	N34°51'30"W	13.30'
L18	N46°32'50"E	2.33'
L19	N43°49'58"E	1.87'
L20	N60°27'57"W	14.63'
L21	S17°18'24"E	7.46'
L22	S36°52'59"W	4.24'
L23	S52°15'03"W	1.83'
L24	S71°38'29"W	1.09'
L25	S54°19'36"W	4.75'
L26	S55°33'15"W	6.59'

LINE	BEARING	DISTANCE
L27	S56°45'23"W	6.59'
L28	N31°49'21"W	4.79'
L29	S36°40'56"W	6.58'
L30	S64°12'00"E	3.72'
L31	S32°22'30"W	7.11'
L32	S36°22'47"W	15.60'
L33	S37°12'07"W	2.46'
L34	S48°58'35"W	2.46'
L35	S60°42'22"W	1.24'
L36	S56°00'22"W	3.77'

LINE	BEARING	DISTANCE
L37	S46°53'20"W	5.90'
L38	S75°22'27"W	2.37'
L39	S88°26'17"W	5.16'
L40	N88°37'07"W	0.47'
L41	S36°40'56"W	6.92'
L42	S33°07'03"W	20.54'
L43	S16°56'19"E	20.49'
L44	S51°54'13"W	10.24'
L45	S03°52'21"W	1.58'
L46	S00°50'00"W	16.74'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	648.00'	8°07'13"	91.84'	91.76'	S37°13'18"E
C2	651.00'	10°31'10"	119.52'	119.36'	S51°02'46"E
C3	5.37'	103°03'33"	9.66'	8.41'	S89°26'04"W
C4	25.00'	14°29'37"	6.32'	6.31'	S34°52'23"W
C5	25.00'	34°32'07"	15.07'	14.84'	S44°53'38"W
C6	25.00'	14°43'06"	6.42'	6.40'	S54°48'09"W
C7	25.00'	61°50'27"	26.98'	25.69'	S78°21'50"W
C8	35.00'	25°15'47"	15.43'	15.31'	S64°41'09"W
C22	25.00'	4°55'27"	2.15'	2.15'	N01°02'39"E
C23	25.00'	25°03'24"	10.93'	10.85'	N47°56'15"W
C24	25.00'	69°06'10"	30.15'	28.36'	N12°05'04"E
C25	25.00'	39°35'04"	17.27'	16.93'	N42°15'33"W
C26	25.00'	43°02'17"	18.78'	18.34'	N83°34'13"W
C27	20.00'	33°27'31"	11.68'	11.51'	S53°24'42"W
C28	25.00'	53°30'33"	23.35'	22.51'	S09°55'39"W
C29	35.00'	49°56'40"	30.51'	29.55'	S08°08'43"W
C30	25.00'	50°03'22"	21.84'	21.15'	S08°05'22"W

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C31	35.00'	68°50'33"	42.05'	39.57'	S17°28'57"W
C32	25.00'	2°53'38"	1.26'	1.26'	S50°27'25"W
C33	25.00'	26°37'25"	11.62'	11.51'	S24°36'33"E
C34	25.00'	39°15'16"	17.13'	16.79'	S57°32'54"E
C35	25.00'	57°48'29"	25.22'	24.17'	S48°16'18"E
C36	25.00'	47°17'20"	20.63'	20.05'	S43°00'43"E
C37	25.00'	85°14'49"	37.20'	33.86'	S24°01'58"E
C38	35.00'	58°43'36"	35.87'	34.32'	S47°57'14"W
C39	35.00'	33°27'49"	20.44'	20.15'	N35°19'21"E
C40	25.00'	90°41'34"	39.57'	35.57'	N25°20'12"W
C41	25.00'	61°03'02"	26.64'	25.40'	N10°30'56"W
C42	25.00'	15°18'09"	6.68'	6.66'	N51°11'55"E
C43	25.00'	13°40'56"	5.97'	5.96'	N47°19'05"E
C44	14.84'	32°47'14"	8.49'	8.38'	N25°01'16"E

LINE	BEARING	DISTANCE
L47	S01°00'33"E	5.46'
L48	S02°37'21"E	4.31'
L49	S00°43'38"E	16.02'
L50	S00°03'37"W	10.72'
L51	S02°41'22"E	3.68'
L52	S01°30'45"E	7.69'
L53	S00°06'10"W	0.75'
L54	S11°17'51"E	18.99'
L55	S77°10'32"E	1.70'
L56	S19°22'03"E	3.43'

LINE	BEARING	DISTANCE
L57	S66°39'23"E	30.67'
L58	S18°35'26"W	8.72'
L59	N01°24'14"W	4.08'
L60	N41°26'41"E	11.75'
L61	S46°49'30"E	10.37'
L62	N54°41'03"E	2.71'
L63	S41°35'02"W	41.15'

