

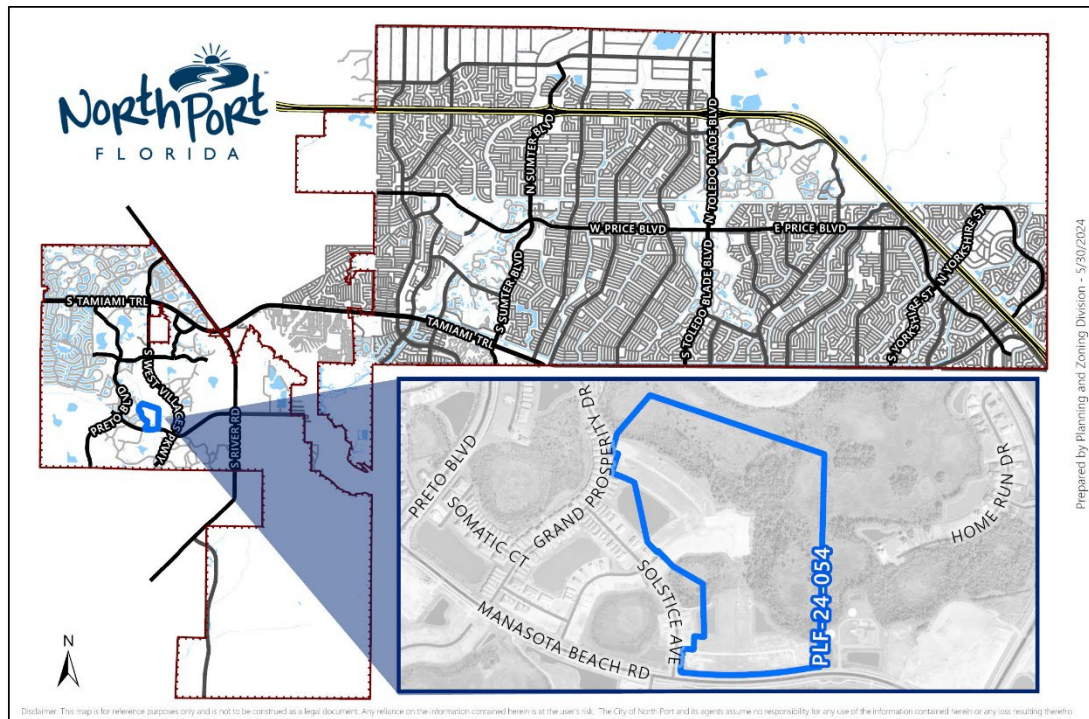


Sunstone Village F5 Phase 3 - Wellen Park

(Petition No. PLF-24-054)

STAFF REPORT

- From:** Austin Grubb, Planner III, AICP
- Thru:** Hank Flores, AICP, CFM, Planning & Zoning Manager
- Thru:** Lori Barnes, AICP, CPM, Development Services Assistant 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:** June 20, 2024



Prepared by Planning and Zoning Division - 5/30/2024

PROJECT:	Wellen Park F5 Phase 3 – Wellen Park (QUASI-JUDICIAL)
REQUEST:	Consideration of Sunstone F5 Phase 3 - Wellen Park - Final Plat.
APPLICANT:	Timothy Murray, V.P. Finance, Mattamy Tampa/Sarasota LLC (Exhibit B, Affidavit)
OWNERS:	Mattamy Tampa/Sarasota, LLC. (Exhibit C, Warranty Deed)
LOCATION:	Northeast corner of Manasota Beach Road, and Solstice Avenue
PARCEL ID#:	0809-00-2000
PROPERTY SIZE:	± 73.619 acres
ZONING:	Village (V)

I. BACKGROUND

On March 25, 2024, Timothy Murray on behalf of Mattamy Tampa/Sarasota LLC submitted a Final Plat Application to the Planning & Zoning Division for the platting of Sunstone Village F5 Phase 3 – Wellen Park. The purpose of this plat is to create 140 residential lots.

The proposed plat has been reviewed and found to comply with the approved subdivision plans (SCP-21-028) and the approved infrastructure plans (INF-21-006). In addition, the new lot configurations meet the Village F Pattern Plan Development Standards minimum lot size.

The subject property is zoned Village (V) with a Future Land Use Designation of Village.

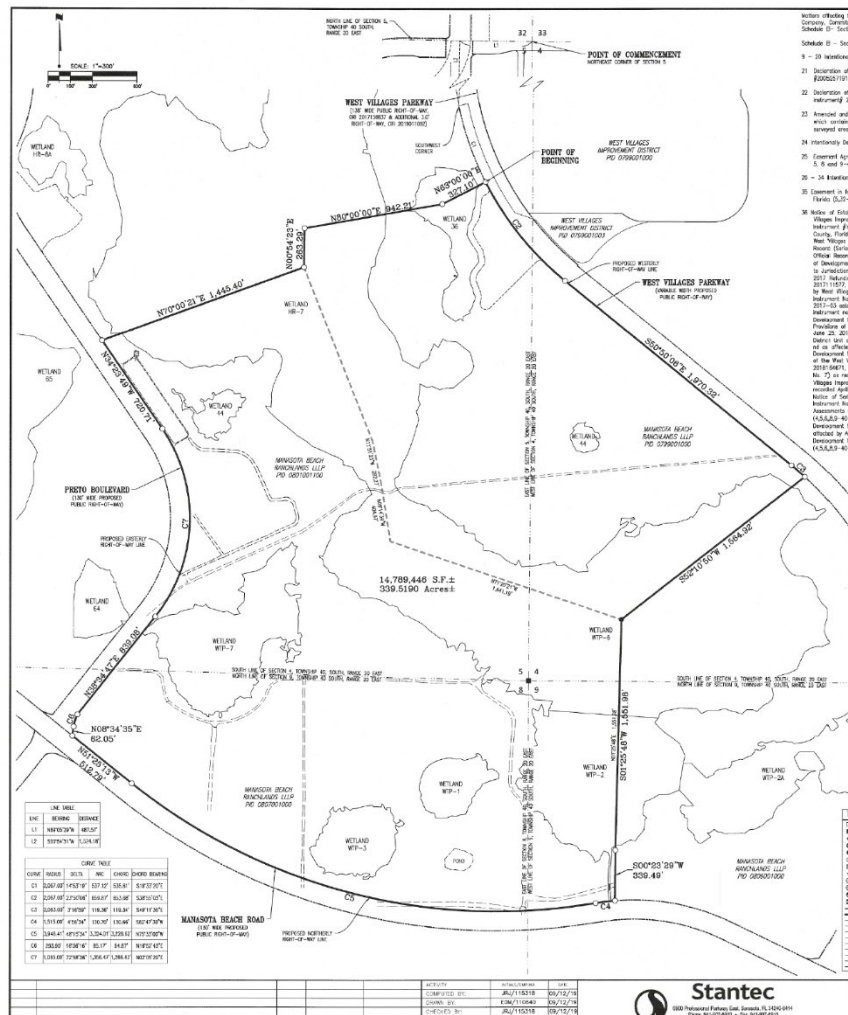


Figure 1- Survey Plat

II. STAFF ANALYSIS AND FINDINGS

2022 Florida Statutes

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The contracted city surveyor reviewed and approved the Final Plat for conformance with Florida Statutes Chapter 177 Part I.

Conclusion: PLF-24-054 meets the State's requirements for City review and approval of plats.

Compliance with ULDC

Chapter 37 - Subdivision Regulations, Article II - Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes, and modifications required to ensure the approved subdivision and infrastructure plans meet these regulations.

Findings: The final plat was reviewed to ensure conformance with the approved Subdivision Plans (SCP-21-028) and Master Infrastructure plans (INF-21-006).

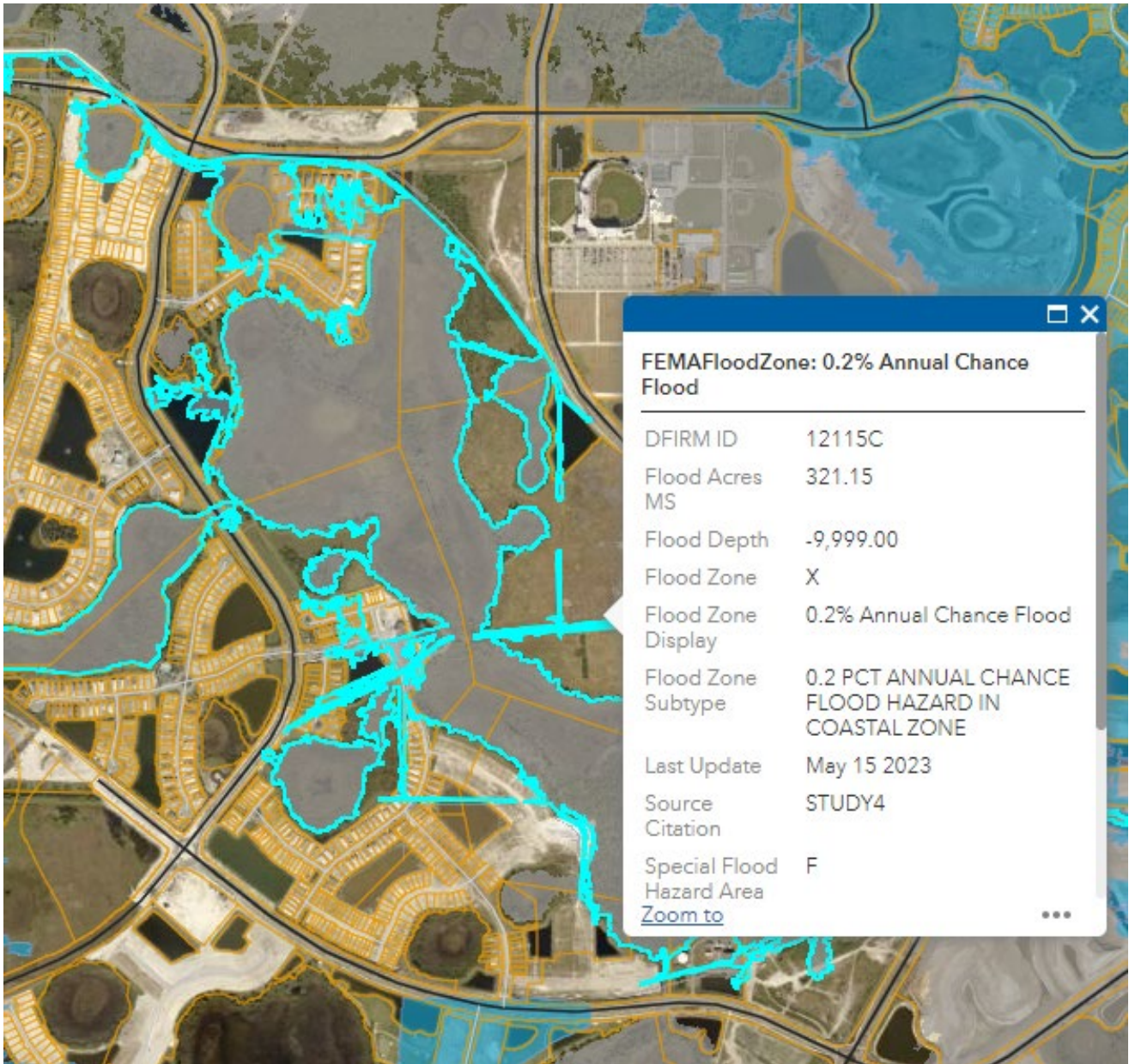
Conclusion: PLF-24-054 conforms with the ULDC.

Environmental

An environmental survey was completed on the site with the approved infrastructure plan. The site has been cleared. All permits will be issued in accordance with State and Federal standards.

Flood Zone

The site is within Flood Zone X (Areas of high flood risk hazard), according to Flood Insurance Rate Map No. 12115 for Sarasota County, Community No. 120279, City of North Port, Florida, effective March 27, 2024. The developer is aware of the high risk designation and is designing the development accordingly.



III. STAFF RECOMMENDATION

Staff Recommendation: Staff recommends approval of Petition No. PLF-24-054, Sunstone Village F5 Phase 3.

IV. RECOMMENDED MOTION

PLANNING & ZONING ADVISORY BOARD

MOTION TO APPROVE: I move to recommend approval of the Sunstone Village F5 Phase 3 Final Plat Petition No. PLF-24-054, and that the City Commission find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan.

CITY COMMISSION

MOTION TO APPROVE: I move to approve the Sunstone Village F5 Phase 3 Final Plat Petition No. PLF-24-054, and find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan.

V. ALTERNATIVE MOTION

PLANNING & ZONING ADVISORY BOARD

MOTION TO DENY: I move to recommend denial of the Sunstone Village F5 Phase 3 Final Plat, Petition No. PLF-24-054, and that the City Commission find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.081 because _____
[include explanation of how the plat fails to meet each specific regulation];
2. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];
3. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the plat fails to meet each specific regulation].

CITY COMMISSION

MOTION TO DENY: I move to deny the Sunstone Village F5 Phase 3 Final Plat, Petition No. PLF-24-054, and find that, based on the competent and substantial evidence, the Plat:

[include all applicable factors below]

4. Is NOT consistent with Florida Statutes Section 177.081 because _____
[include explanation of how the plat fails to meet each specific regulation];
5. Is NOT consistent with the Unified Land Development Code because _____
[include explanation of how the plat fails to meet each specific regulation];
6. Is NOT consistent with the North Port Comprehensive Plan because _____
[include explanation of how the plat fails to meet each specific regulation].

VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	June 20, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing	July 9, 2024 6:00 PM or as soon thereafter

VII. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Warranty Deed
D.	Title Assurance
E.	City Surveyor's Approval



Aerial Location

PLF-24-054, Sunstone Village F5 PH 3 (AKA Wellen Park-West Villages)

Exhibit A

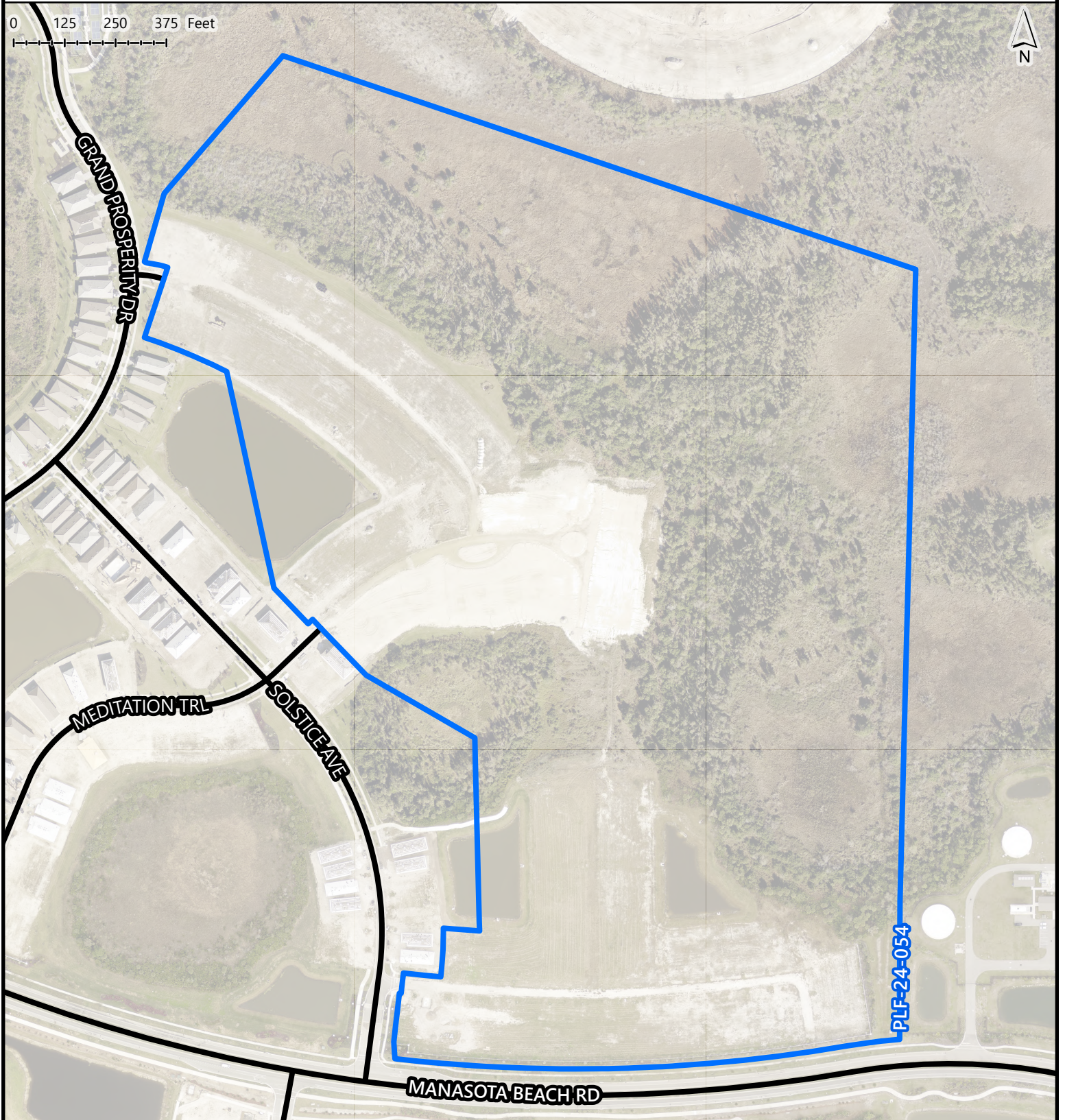


Prepared on 5/30/2024
by Planning & Zoning
Development Services

-  Petition Boundary
-  Streets

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

0 125 250 375 Feet



Current Zoning

Exhibit A

PLF-24-054, Sunstone Village F5 PH 3 (AKA Wellen Park-West Villages)

(V) Village



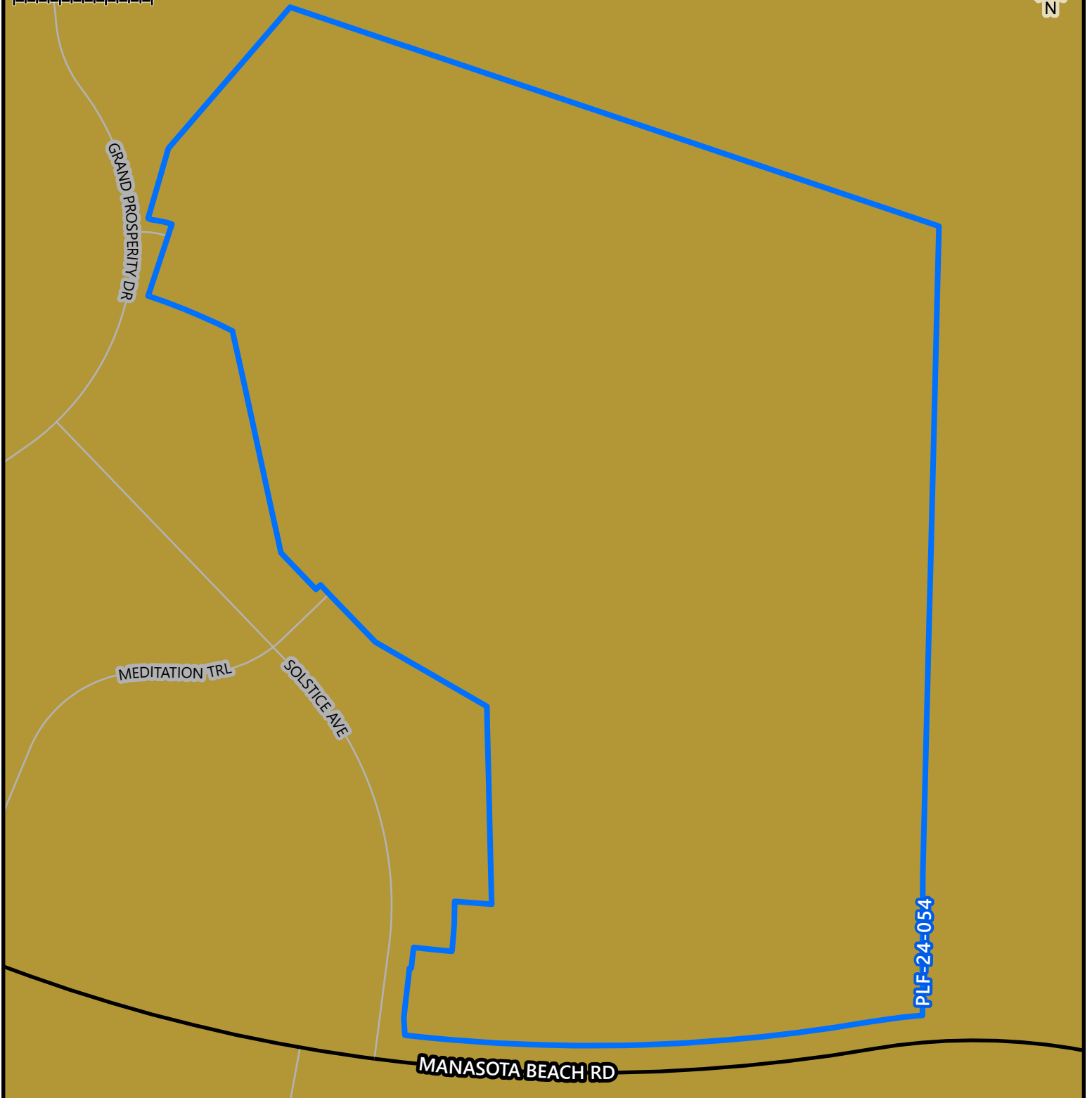
Prepared on 5/30/2024
by Planning & Zoning
Development Services

Petition Boundary

(V) Village

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.



Future Land Use


PLF-24-054, Sunstone Village F5 PH 3 (AKA Wellen Park-West Villages)

VILLAGE

Exhibit A




Prepared on 5/30/2024
by Planning & Zoning
Development Services

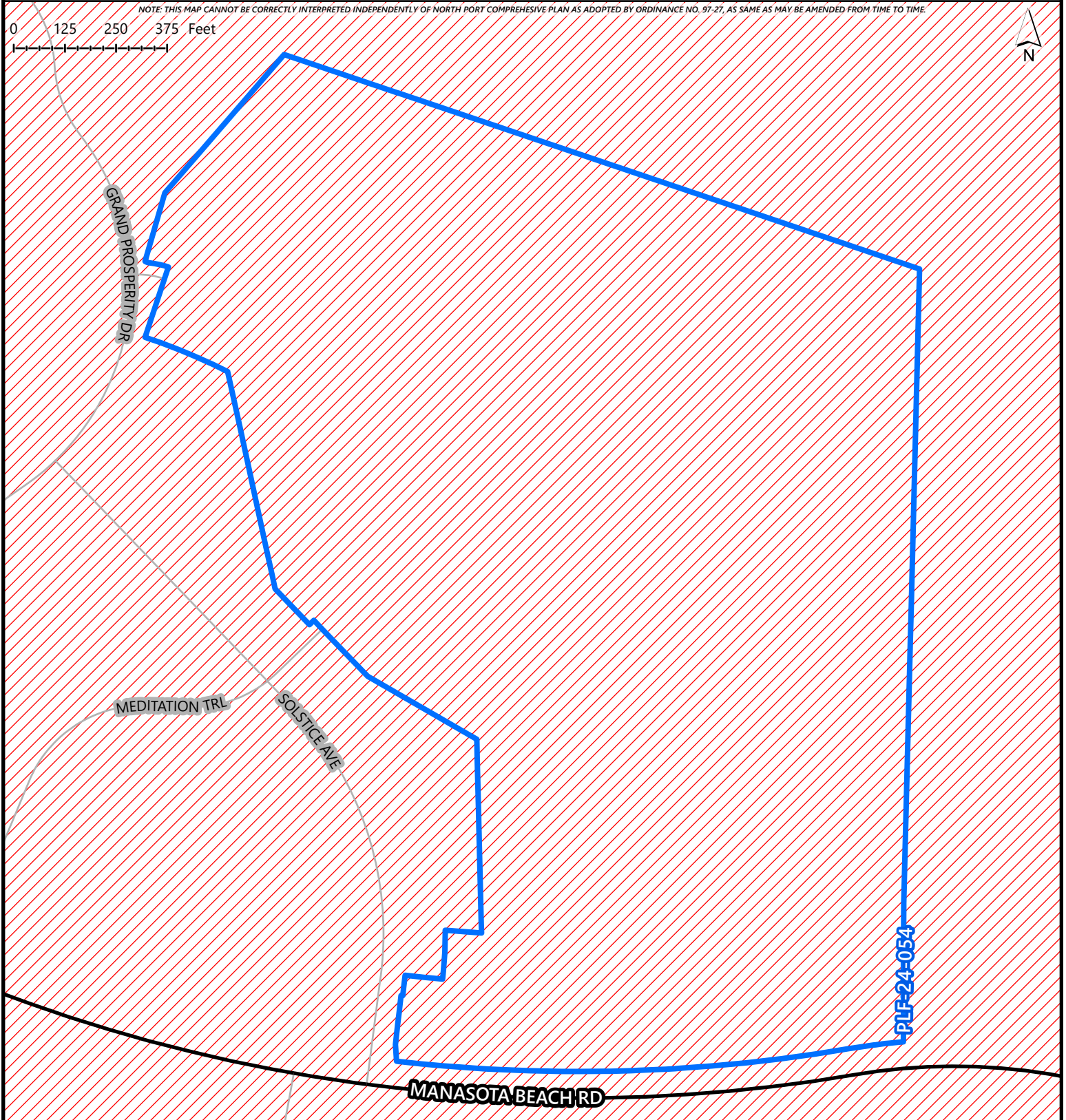
 Petition Boundary

 VILLAGE

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NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.

0 125 250 375 Feet




AFFIDAVIT

I (the undersigned), Timothy Murray, V.P.-Finance, Mattamy Tampa/Sarasota, LLC being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 13 day of March, 2024

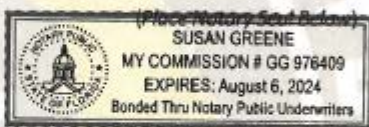
[Signature]
Signature of Applicant or Authorized Agent

Timothy Murray, Vice President - Finance, Mattamy Tampa/Sarasota LLC
Print Name and Title

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged by me this 13 day of March, 2024, by Timothy Murray, Vice President-Finance, Mattamy Tampa/Sarasota LLC who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

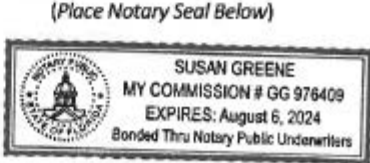
I, Timothy Murray, V.P. - Finance, Mattamy Tampa/Sarasota, LLC, property owner, hereby authorize Clearview Land Design, P.L. - Chris Fisher to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

[Signature] Owner Date March 13, 2024

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged by me this 13 day of March, 2024, by Timothy Murray, V.P. - Finance, Mattamy Tampa/Sarasota, LLC who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023150455 4 PG(S)**

10/2/2023 12:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3090986

CONSIDERATION \$2,800,672.00
DOC TAX \$19,604.90
RECORD \$35.50

Prepared by and return to:

Doc Stamp-Deed: \$19,604.90



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

Attention: Nicole F. Christie, Esq.

Portions of Parcel Identification Numbers: 0799001000, 0801001100, 0807001000, 0809001000

SPECIAL WARRANTY DEED

THIS INDENTURE made September 29, 2023, by and between **MANASOTA BEACH RANGLANDS, LLLP**, a Florida limited liability limited partnership, f/k/a Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantor, whose post office address is 4901 Vineland Road, Suite 450, Orlando, FL 32811, and **MATTAMY TAMPA/SARASOTA LLC**, a Delaware limited liability company, hereinafter referred to as Grantee, whose post office address is 4901 Vineland Road, Suite 450, Orlando, FL 32811.

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, its heirs and assigns forever, the following described property situated in Sarasota County, Florida (the "Property"):

See attached EXHIBIT "A"

Subject only to applicable real estate taxes and assessments for the current year and subsequent years; governmental regulations; and covenants, restrictions, reservations, and easements of record.

together with all rights and appurtenances thereto, including rights of ingress and egress, any and air space rights and subsurface rights, mineral rights, timber rights, and riparian and littoral rights (which shall not include water rights under that certain Restrictive Covenant recorded as Official Records Instrument Number 2018128694, as amended, of the Public Records of Sarasota County, Florida), together with all pertinent rights and interests pertaining to adjacent streets and roadways. 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,

devises, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In the event: (a) Grantee does not commence the clearing and earthwork improvements on the Property as described in the site plan and development order approved by the City of North Port within 18 months following the date of this deed and thereafter diligently pursue to completion, Grantor shall have the option to repurchase the Property for a price equal to 95% of the purchase price of the Property which Grantee paid to Grantor, not including any attorney's fees, interest, closing costs, or financing costs. Grantee shall pay all closing costs on the repurchase, including title insurance, documentary tax, recording costs, and prorations. The Property shall be burdened by the restrictions created herein. The restrictions and the rights and obligations created herein shall be binding upon the Grantee and Grantee's respective heirs, successors, and assigns with regard to the Property. The restrictions created herein shall terminate and be of no further effect five years after the date of this deed. In any legal proceeding to enforce or construe any provision of this restriction in which Grantor is the prevailing party, Grantee shall pay Grantor's attorney's fees and court costs for both trial and appellate proceedings.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

MANASOTA BEACH
RANCHLANDS, LLLP, a Florida
limited liability limited partnership

Amy Arsenault
Witness Name: Amy Arsenault

By: [Signature]
Richard P. Severance, as its
Vice President

[Signature]
Witness Name: Tom Buckley

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of September 2023 by Richard P. Severance, as Vice President of MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the partnership. He has produced a N/A as identification. If no identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

(Notary Seal)

Corrie L. DiNofa
Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on 7/25/2026

EXHIBIT "A"

A parcel of land lying in Sections 4, 5, 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 9, run thence along the North boundary of the Northwest 1/4 of said Section 9, S.89°36'58"E., 612.96 feet to a **POINT OF BEGINNING**; thence S.01°25'48"W., 1136.56 feet; thence S.00°23'29"W., 339.49 feet to a point on a curve on the Northerly boundary of the right-of-way for Manasota Beach Road (Tract 101), according to the plat of MANASOTA BEACH RANGLANDS PLAT NO. 1, as recorded in Plat Book 55, Pages 367 through 373 inclusive, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary of the right-of-way for Manasota Beach Road (Tract 101), the following two (2) courses: 1) Westerly, 130.70 feet along the arc of a curve to the left having a radius of 1515.00 feet and a central angle of 04°56'34" (chord bearing S.82°47'30"W., 130.66 feet) to a point of reverse curvature; 2) Westerly, 994.46 feet along the arc of a curve to the right having a radius of 3946.41 feet and a central angle of 14°26'17" (chord bearing S.87°32'22"W., 991.83 feet) to the Southeast corner of the property described as Purchase Parcel 2 (Part 1) in Special Warranty Deed, as recorded in Official Records Instrument Number 2022053898, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said property described as Purchase Parcel 2 (Part 1), the following fifteen (15) courses: 1) N.04°45'30"E., 161.41 feet; 2) S.86°06'30"E., 115.36 feet; 3) N.00°10'17"E., 50.08 feet; 4) N.03°03'00"E., 130.00 feet; 5) S.87°16'00"E., 39.85 feet; 6) S.87°54'00"E., 50.01 feet; 7) N.00°41'00"W., 54.43 feet; 8) N.89°19'00"E., 290.00 feet; 9) S.24°13'16"E., 68.55 feet; 10) N.84°21'00"E., 281.72 feet; 11) N.08°08'16"W., 449.57 feet; 12) N.80°39'21"W., 960.37 feet; 13) N.43°52'00"W., 190.00 feet; 14) S.46°08'00"W., 15.00 feet; 15) N.43°52'00"W., 121.00 feet to a point on the Easterly boundary of the property described in Special Warranty Deed, as recorded in Official Records Instrument Number 2020135796, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said property described in Special Warranty Deed, as recorded in Official Records Instrument Number 2020135796, the following seventeen (17) Courses: 1) N.46°08'00"E., 90.00 feet; 2) N.47°30'31"E., 45.50 feet; 3) N.50°59'24"E., 46.31 feet; 4) N.54°46'24"E., 52.86 feet; 5) N.59°13'24"E., 63.77 feet; 6) N.63°25'18"E., 46.26 feet; 7) N.67°25'11"E., 25.68 feet; 8) N.44°10'00"W., 66.86 feet; 9) N.45°56'00"W., 49.73 feet; 10) N.47°42'00"W., 39.62 feet; 11) N.49°34'00"W., 54.79 feet; 12) N.51°32'00"W., 44.68 feet; 13) N.53°12'00"W., 39.62 feet; 14) N.54°58'00"W., 49.73 feet; 15) N.56°44'00"W., 39.62 feet; 16) N.58°30'00"W., 49.73 feet; 17) N.60°16'00"W., 39.62 feet to the Southeast corner of the property described as Purchase Parcel 2 (Part 2) in the aforesaid Special Warranty Deed, as recorded in Official Records Instrument Number 2022053898, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said property described as Purchase Parcel 2 (Part 2) the following three (3) courses: 1) N.28°57'00"E., 121.00 feet; 2) N.19°57'53"E., 60.72 feet; 3) N.28°37'00"E., 617.57 feet to the Northeast corner of said property described as Purchase Parcel 2 (Part 2); thence S.71°20'21"E., 1344.89 feet; thence S.01°25'48"W., 415.42 feet to the **POINT OF BEGINNING**.



First American Title™

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.: 2240-2794118

A search of the Public Records of Sarasota County, Florida, through January 17, 2024 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of SUNSTONE VILLAGE F5 PHASE 3 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

The last deed of record was dated March 31, 2023 and recorded April 03, 2023 in Instrument No. 2023150455 , Public Records of Sarasota County, Florida.

The record title holder is Mattamy Tampa/Sarasota LLC, a Delaware limited liability company.

The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of SUNSTONE VILLAGE F5 PHASE 3.

Unsatisfied mortgages or liens encumbering said property are as follows:

Marketing Fee Agreement recorded October 01, 2020 in Instrument No. 2020135798, as amended in Instrument No. 2022053901 and Instrument No. 2023052917 and Instrument No. 2023150457.

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

1. 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 No. 2004223490, Instrument No. 2006023618, Instrument No. 2007048565, Instrument No. 2007086623; Instrument No. 2007176566, Instrument No. 2008055051, Instrument No. 2017111575; Instrument No. 2017111576; Instrument No. 2017111580; Instrument No. 2018000839; Instrument No. 2018084717; Instrument No. 2018142894; Instrument No. 2018154491; Instrument No. 2018164671; Instrument No. 2019007882; Instrument No. 2019048577; Instrument No. 2019048579; Instrument No. 2019048581; Instrument No. 2019052599; Instrument No. 2022121327; Instrument No. 2022121328; Instrument No. 2022121329; Instrument No. 2022198036; Instrument No. 2022198138 and Instrument No. 2023004893.
2. Restrictive Covenant recorded in Instrument No. 2018128694 as amended in Instrument No. 2021097941.
3. Irrigation Water Supply Agreement as recorded in Instrument No. 2018159052.

4. Temporary Construction and Maintenance Easement Agreement, in favor of West Villages Improvement District as recorded in Instrument No. 2019070106.
5. 2019 Amended and Restated Utilities Agreement recorded in Instrument No. 2019125013.
6. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. 2019126330.
7. Recorded Notice of Environmental Resource Permit as recorded in Instrument No. 2020031687.
8. West Villages Developer Agreement recorded in Instrument No. 2020042302, as affected by Joinder and Consent recorded in Instrument No. 2020042589.
9. Memorandum of Agreement recorded in Instrument No. 2020042654.
10. Covenant recorded in Instrument No. 2020135797.
11. Temporary Construction Easement recorded in Instrument No. 2020135800.
12. Resolution No. 2020-09 as recorded in Instrument No. 2020144452 and Notice of Establishment of the West Villages Improvement District Unit of Development No. 8 in Instrument No. 2020170150.
13. West Villages Improvement District Unit of Development No. 7, Notice of Series 2021 Special Assessments (Villages F-1 and F-5) and Governmental Lien of Record, recorded in Instrument No. 2021072090.
14. Collateral Assignment and Assumption of Development Rights recorded in Instrument No. 2021072094.
15. Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special assessments recorded in Instrument No. 2021072095.
16. Agreement regarding True-Up and Payment of Special assessments for Revenue Bonds recorded in Instrument No. 2021072096.
17. Grant of Telecommunication Easement recorded in Instrument No. 2021075722.
18. Utility Easement recorded in Instrument No. 2021105837.
19. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Instrument No. 2021149416; First Amendment recorded in Instrument No. 2022137138 and Second Amendment recorded in Instrument No. 2023058711, 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).
20. Recorded Notice of Environmental Resource Permit recorded in Instrument No. 2021182177.
21. Covenant recorded in Instrument No. 2023150456.
22. West Villages Improvement District Unit of Development No. 7, Notice of Series 2023 Special Assessments (Villages F-3 and G-1B) and Governmental Lien of Record, recorded in Instrument No. 2023158041, Instrument #2023158042, Instrument #2023158043.
23. Covenants, Conditions and Restrictions in Special Warranty Deeds Instrument #2022053898 and Instrument #2023150455.

Other information regarding said property includes:

2023 Ad valorem taxes on said property are NOT AVAILABLE for Tax Parcel I. D. Number 0807003000 and 0809002000.

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: _____

Michael R. Stogdill, Vice President
Authorized Signatory

Exhibit "A"

A parcel of land lying in Sections 4, 5, 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 9, run thence along the North boundary of the Northwest 1/4 of said Section 9, S.89°36'58"E., 612.96 feet to a POINT OF BEGINNING; thence S.01°25'48"W., 1136.56 feet; thence S.00°23'29"W., 339.49 feet to a point on a curve on the Northerly boundary of the right-of-way for Manasota Beach Road (Tract 101), according to the plat of MANASOTA BEACH RANGLANDS PLAT NO. 1, as recorded in Plat Book 55, Pages 367 through 373 inclusive, of the Public Records of Sarasota County, Florida; thence along said Northerly boundary of the right-of-way for Manasota Beach Road (Tract 101), the following two (2) courses: 1) Westerly, 130.70 feet along the arc of a curve to the left having a radius of 1515.00 feet and a central angle of 04°56'34" (chord bearing S.82°47'30"W., 130.66 feet) to a point of reverse curvature; 2) Westerly, 1112.43 feet along the arc of a curve to the right having a radius of 3946.41 feet and a central angle of 16°09'03" (chord bearing S.88°23'45"W., 1108.75 feet) to the Southeast corner of SUNSTONE VILLAGE F5 PHASE 2, according to the plat thereof, as recorded in Plat Book 57, Pages 254 through 270 inclusive, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said SUNSTONE VILLAGE F5 PHASE 2, the following eleven (11) courses: 1) N.04°21'33"W., 40.73 feet; 2) N.06°35'00"E., 120.93 feet to a point on a curve; 3) Easterly, 4.40 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 12°35'49" (chord bearing S.89°46'52"E., 4.39 feet); 4) N.06°31'02"E., 50.00 feet to a point on a curve; 5) Easterly, 92.12 feet along the arc of a curve to the left having a radius of 3735.00 feet and a central angle of 01°24'47" (chord bearing S.84°11'21"E., 92.11 feet); 6) N.05°06'15"E., 20.00 feet; 7) N.04°30'26"E., 46.16 feet; 8) N.01°22'00"E., 45.36 feet; 9) N.01°37'00"W., 8.03 feet; 10) S.85°55'21"E., 89.15 feet; 11) N.01°25'00"W., 473.84 feet; thence along the Northeasterly boundary of SUNSTONE VILLAGE F5 PHASE 2, the following five (5) courses: 1) N.60°00'00"W., 307.92 feet; 2) N.43°52'00"W., 190.00 feet; 3) S.46°08'00"W., 15.00 feet; 4) N.43°52'00"W., 121.00 feet; 5) N.12°25'55"W., 298.84 feet to a point on the Easterly boundary of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, according to the plat thereof, as recorded in Plat Book 55, Pages 288 through 323 inclusive, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, the following eleven (11) courses: 1) continue N.12°25'55"W., 245.36 feet; 2) N.63°48'00"W., 39.62 feet; 3) N.65°34'00"W., 49.73 feet; 4) N.67°20'00"W., 39.62 feet; 5) N.69°06'00"W., 49.73 feet; 6) N.70°53'00"W., 40.46 feet; 7) N.18°19'00"E., 181.00 feet to a point on a curve; 8) Westerly, 48.38 feet along the arc of a curve to the left having a radius of 230.00 feet and a central angle of 12°03'05" (chord bearing N.77°42'32"W., 48.29 feet) to a point of reverse curvature; 9) Westerly, 10.79 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 30°54'18" (chord bearing N.68°16'55"W., 10.66 feet); 10) N.16°15'00"E., 174.34 feet; 11) N.40°44'09"E., 447.13 feet to a point on the Southerly boundary of SUNSTONE VILLAGE F3, according to the plat thereof, as recorded in Plat Book __, Pages __ through __ inclusive, of the Public Records of Sarasota County, Florida; thence along said Southerly boundary of SUNSTONE VILLAGE F3, S.71°20'21"E., 1641.19 feet; thence S.01°25'48"W., 415.42 feet to the POINT OF BEGINNING.



**CITY OF NORTH PORT
PLAT REVIEW COMMENTS**

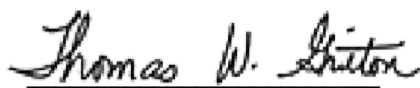
Discipline: Surveying
Reviewed by: Thomas W Gritton, PSM
Review Date: 06/10/2024
Phone: (954)766-2790
Email: tgritton@cgasolutions.com

Plat Name: SUNSTONE VILLAGE F5 Phase 3
CGA Project Number: 23-7758

Comments Based on Plan Submittal Date: 05/01/2024

No comments
 Comments as follows or attached

Plat Review Comments:


Thomas W Gritton, PSM 7347
City of North Port – Review Surveyor