

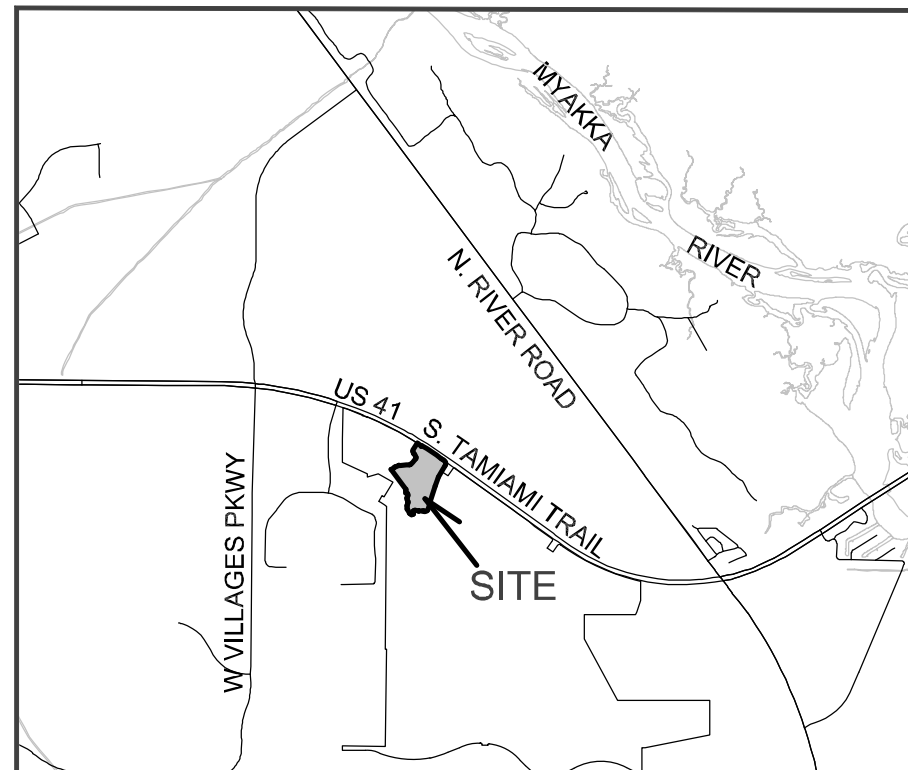
# WELLEN PARK VILLAGE E, TRACT 3 REPLAT

A SUBDIVISION

A REPLAT OF TRACT 3, WELLEN PARK VILLAGE E, RECORDED IN PLAT BOOK 54, PAGE 401, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 5



LOCATION MAP  
NOT TO SCALE

"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 Sarasota County, Florida.

The Declaration of Covenants, Conditions, Easements, and Restrictions for WELLEN PARK VILLAGE E, TRACT 3 REPLAT (the "Declaration") is simultaneously recorded with this plat in Official Records Instrument No. \_\_\_\_\_ of the Public Records of Sarasota County.

### CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I, the undersigned, hereby certify that this plat has been officially approved for recording, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

BY: \_\_\_\_\_  
Chairperson

### CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I, the undersigned, hereby certify that I have examined and approved this plat for recording, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

BY: \_\_\_\_\_  
City Attorney

### CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I hereby certify that this plat has been reviewed for conformity with the requirements of Chapter 177, Part One, of the Florida Statutes.

\_\_\_\_\_  
City Surveyor & Mapper Date:  
Steven M. Watts, Professional Surveyor and Mapper  
Florida Certificate No. 4588

### 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 recording by the North Port City Commission, County of Sarasota, Florida, This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

APPROVED BY: \_\_\_\_\_  
Mayor, North Port City Commission

ATTEST: \_\_\_\_\_  
City Clerk

### 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 \_\_\_\_\_, Public Records of Sarasota County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

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

By: \_\_\_\_\_  
Deputy Clerk

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

PROFESSIONAL RESOURCE DEVELOPMENT, INC., An Illinois corporation, (the "Owner") does hereby certify ownership of the property described on this plat entitled "WELLEN PARK VILLAGE E, TRACT 3 REPLAT", and do hereby grant, convey, and dedicate said Plat for record.

Owner, as the fee simple owner, does hereby dedicate to the City of North Port the "Access Easement to the City of North Port", and all Public Utility Easements shown and depicted hereon, for the uses and purposes incidental thereto.

PROFESSIONAL RESOURCE DEVELOPMENT, INC.  
An Illinois corporation,

WITNESS: \_\_\_\_\_

Print Name: \_\_\_\_\_

WITNESS: \_\_\_\_\_

Print Name: \_\_\_\_\_

BY: \_\_\_\_\_

### DEDICATION OF EASEMENTS

All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services.

### FLOOD ZONE

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community—Panel Number 12115C0365F and 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

### CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

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

BY: \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer

City Engineer P.E. No. \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on \_\_\_\_\_. The permanent Control Points (PCP's), Bench Marks (BMs) and lot boundary corners installation date will be certified by a recorded affidavit.

\_\_\_\_\_  
Date

Randall E. Britt, Professional Land Surveyor  
Florida Certificate No. 3979  
Britt Surveying, Inc.  
Certificate of Authorization No. L.B. 6638  
680 US 41 Bypass N., Suite #1  
Venice Florida 34285

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ and who is  personally known by me or  has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

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

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



## BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
Telephone: (941) 493-1396  
Email: bsi@brittsurveying.com

# WELLEN PARK VILLAGE E, TRACT 3 REPLAT

A SUBDIVISION

A REPLAT OF TRACT 3, WELLEN PARK VILLAGE E, RECORDED IN PLAT BOOK 55, PAGE 401, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

**POINT OF COMMENCEMENT**  
Northwest Corner of Section 33

**LEGEND:**

- S. F. Square Feet
- Match Line
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Sat. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- N: 986149.3300  
E: 554473.7598 State Plane Coordinate. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, FIPS 902, U.S. Survey Feet.

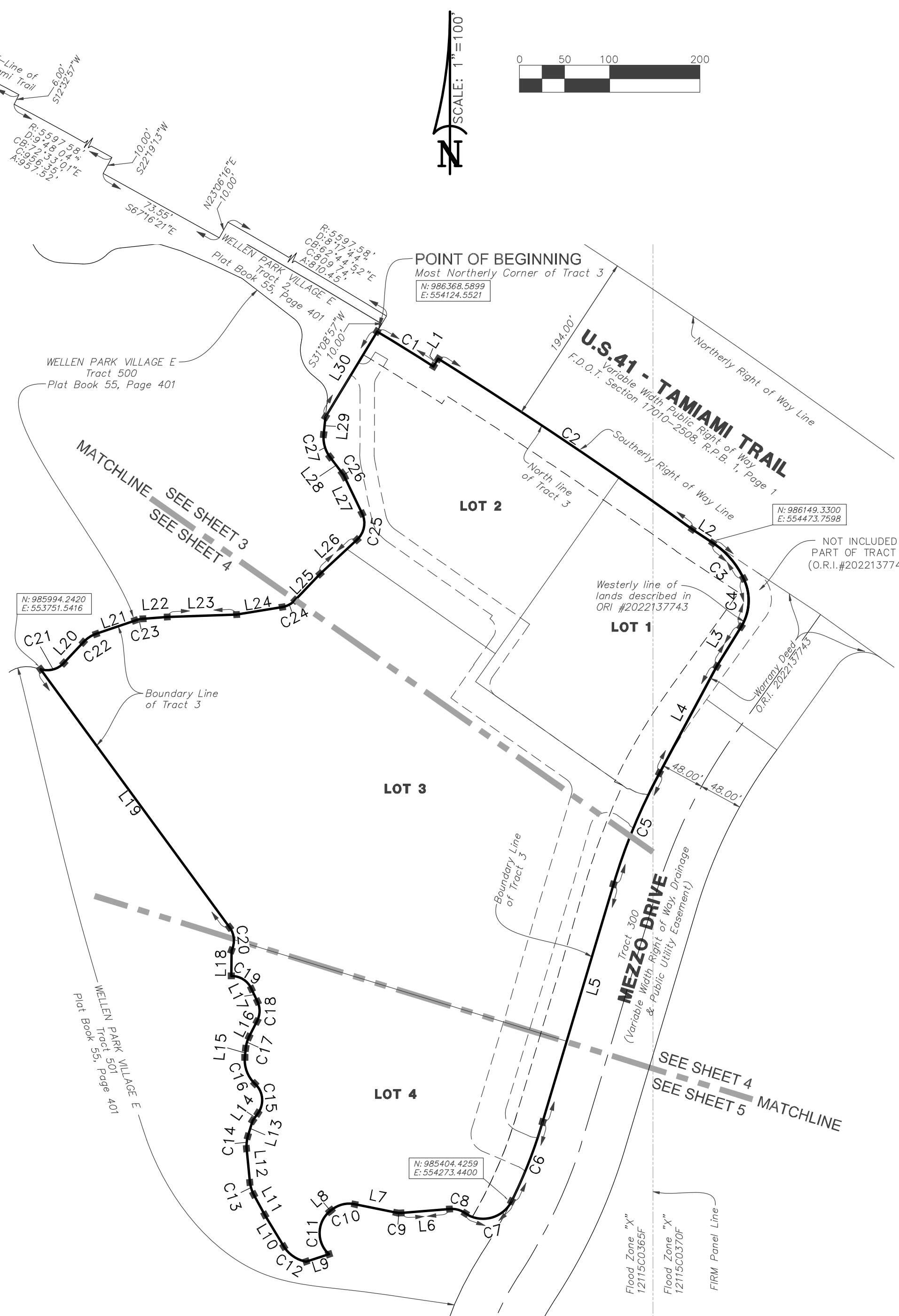
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5587.58'	0°45'12"	S58°13'22"E	73.47'	73.47'
C2	5597.58'	3°28'13"	S56°06'38"E	338.98'	339.03'
C3	99.00'	30°59'24"	S41°05'52"E	52.90'	53.55'
C4	56.00'	57°11'55"	S02°59'47"W	53.61'	55.90'
C5	648.00'	11°39'18"	S22°29'09"W	131.59'	131.81'
C6	552.00'	9°49'07"	S21°28'54"W	94.48'	94.60'
C7	35.00'	98°03'23"	S75°25'09"W	52.85'	59.90'
C8	27.20'	39°02'07"	N75°04'13"W	18.17'	18.53'
C9	18.80'	16°01'33"	N86°34'30"W	5.24'	5.26'
C10	31.20'	51°04'41"	S75°53'56"W	26.90'	27.81'
C11	31.20'	98°50'02"	S00°56'34"W	47.39'	53.82'
C12	35.00'	50°20'47"	N56°11'08"W	29.77'	30.75'
C13	35.00'	22°48'32"	N16°58'42"W	13.84'	13.93'
C14	35.00'	22°41'48"	N05°46'28"E	13.77'	13.86'
C15	25.00'	82°18'58"	N08°04'50"W	32.91'	35.92'
C16	35.00'	52°40'29"	N20°54'05"W	31.06'	32.18'
C17	35.00'	21°43'50"	N16°18'05"E	13.20'	13.27'
C18	25.00'	52°02'46"	N01°08'37"E	21.94'	22.71'
C19	25.00'	64°35'55"	N57°10'43"W	26.72'	28.19'
C20	25.05'	61°51'57"	N05°06'45"W	25.75'	27.05'
C21	25.00'	63°56'55"	N74°57'23"E	26.48'	27.90'
C22	35.00'	27°57'15"	N56°57'33"E	16.91'	17.08'
C23	35.00'	14°44'35"	N78°18'28"E	8.98'	9.01'
C24	25.00'	37°18'45"	N62°00'23"E	15.99'	16.28'
C25	25.00'	72°55'36"	N10°51'46"E	29.72'	31.82'
C26	25.00'	11°43'06"	N31°27'35"W	5.10'	5.11'
C27	35.00'	43°22'52"	N15°37'42"W	25.87'	26.50'
C28	35.00'	92°04'01"	S10°24'32"E	50.38'	56.24'
C29	648.00'	7°23'50"	S31°55'33"W	83.60'	83.66'

LINE	BEARING	DISTANCE
L1	N32°24'25"E	10.00'
L2	S56°26'33"E	26.61'
L3	S31°35'44"W	51.36'
L4	S28°13'38"W	136.22'
L5	S16°34'20"W	274.93'
L6	S85°24'44"W	53.74'
L7	N78°33'43"W	47.02'
L8	S60°21'35"W	2.35'
L9	S72°17'11"W	26.54'
L10	N31°00'45"W	41.10'
L11	N28°22'58"W	25.73'
L12	N05°34'26"W	37.78'
L13	N17°07'22"E	18.04'
L14	N35°04'39"E	10.22'
L15	N05°26'10"E	10.18'

LINE	BEARING	DISTANCE
L16	N27°10'00"E	19.32'
L17	N24°52'46"W	15.36'
L18	N00°31'19"E	28.34'
L19	N36°11'58"W	354.28'
L20	N42°58'56"E	31.61'
L21	N70°56'11"E	45.67'
L22	N85°40'46"E	26.93'
L23	N88°00'02"E	76.91'
L24	N80°39'45"E	51.39'
L25	N43°21'00"E	40.30'
L26	N47°19'34"E	55.68'
L27	N25°38'02"W	44.66'
L28	N37°19'08"W	22.46'
L29	N06°03'44"E	19.69'
L30	N31°08'57"E	110.65'

**NOTES:**

- Bearings shown hereon are based on the West Right of Way line of Mezzo Drive, having a bearing of S.16°34'20"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.



**DESCRIPTION:**

A Part of Tract 3, WELLEN PARK, VILLAGE E, recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of said Section 33; thence S.00°30'26"W, along the West line of said Section 33, a distance of 200.58 feet to the South Right of Way line of U.S. 41-Tamiami Trail (Variable width Public Right-of-Way per FDOT Section 17010-2508, Road Plat Book 1, Page 1), same being a point on a curve to the right having: a radius of 5603.58 feet, a central angle of 02°57'18", a chord bearing of S.78°55'42"E, and a chord length of 288.97 feet; thence along said South Right-of-Way line, the following eight (8) courses: (1) along the arc of said curve, an arc length of 289.01 feet; (2) thence S.12°32'57"W, a distance of 6.00 feet to a point on a curve to the right having: a radius of 5597.58 feet, a central angle of 09°48'04", a chord bearing of S.72°33'01"E, and a chord length of 956.35 feet; (3) thence along the arc of said curve, an arc length of 957.52 feet; (4) thence S.22°19'13"W, a distance of 10.00 feet; (5) thence S.67°16'21"E, a distance of 73.55 feet; (6) thence N.23°06'16"E, a distance of 10.00 feet to a point on a curve to the right having: a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E, and a chord length of 809.74 feet; (7) thence along the arc of said curve, an arc length of 810.45 feet; (8) thence S.31°08'57"W, a distance of 10.00 feet to the POINT OF BEGINNING; same being a point on a curve to the right having a radius of 5587.58 feet, a central angle of 04°51'12", a chord bearing of S.58°13'22"E, and a chord length of 73.47 feet thence continue along said South Right-of-Way line the following (4) courses: (1) along the arc of said curve, an arc length of 73.47 feet; (2) thence N.32°24'25"E, a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E, and a chord length of 338.98 feet; (3) thence along the arc of said curve, an arc length of 339.03 feet; (4) thence S.56°26'33"E, a distance of 26.61 feet to a point on the westerly boundary of lands described in Official Records Instrument #2022137743 of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 99.00 feet, a central angle of 30°59'24", a chord bearing of S.41°05'52"E, and a chord length of 52.90 feet; thence along said westerly boundary of lands described in Official Records Instrument #2022137743, the following four (4) courses: (1) along the arc of said curve, a central angle of 57°11'55", a distance of 26.61 feet to a point on the westerly boundary of lands described in Official Records Instrument #2022137743 of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having a radius of 56.00 feet, a central angle of 57°11'55", a chord bearing of S.02°59'47"W, and a chord length of 53.61 feet; (2) thence along the arc of said curve, an arc length of 55.90 feet; (3) thence S.31°35'44"W, a distance of 51.36 feet; (4) thence S.28°13'38"W, a distance of 136.22 feet to a point on the East boundary line of Tract 3, WELLEN PARK, VILLAGE E, per Plat Book 55, Page 401, of the Public Records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 648.00 feet, a central angle of 11°39'18", a chord bearing of S.22°29'09"W, and a chord length of 131.59 feet; thence along said boundary line of Tract 3, WELLEN PARK, VILLAGE E, the following forty-nine (49) courses: (1) along the arc of said curve, an arc length of 131.81 feet; (2) thence S.16°34'20"W, a distance of 274.93 feet to a point on a curve to the right having a radius of 552.00 feet, a central angle of 09°49'07", a chord bearing of S.21°28'54"W, and a chord length of 94.48 feet; (3) thence along the arc of said curve, an arc length of 94.60 feet to a point on a curve to the right having a radius of 35.00 feet, a central angle of 98°03'23", a chord bearing of S.75°25'09"W, and a chord length of 52.85 feet; (4) thence along the arc of said curve, an arc length of 59.90 feet to a point on a curve to the left having a radius of 559.00 feet, a central angle of 131.81 feet; (5) thence S.31°35'44"W, a distance of 51.36 feet; (6) thence S.85°24'44"W, a distance of 53.74 feet to a point on a curve to the right having a radius of 18.80 feet, a central angle of 16°01'33", a chord bearing of N.86°34'30"W, and a chord length of 5.24 feet; (7) thence along the arc of said curve, an arc length of 5.26 feet; (8) thence N.78°33'43"W, a distance of 47.02 feet to a point on a curve to the left having a radius of 31.20 feet, a central angle of 51°04'41", a chord bearing of S.75°53'56"W, and a chord length of 26.90 feet; (9) thence along the arc of said curve, an arc length of 27.81 feet; (10) thence S.50°21'35"W, a distance of 2.35 feet to a point on a curve to the left having a radius of 31.20 feet, a central angle of 98°50'02", a chord bearing of S.00°56'34"W, and a chord length of 47.39 feet; (11) thence along the arc of said curve, an arc length of 53.82 feet; (12) thence S.72°17'11"W, a distance of 26.54 feet to a point on a curve to the right having a radius of 35.00 feet, a central angle of 50°20'47", a chord bearing of S.75°53'56"W, and a chord length of 26.90 feet; (13) thence along the arc of said curve, an arc length of 18.17 feet; (14) thence N.31°00'45"W, a distance of 41.10 feet; (15) thence N.28°22'58"W, a distance of 25.73 feet to a point on a curve to the right having a radius of 35.00 feet, a central angle of 22°48'32", a chord bearing of N.16°58'42"W, and a chord length of 13.84 feet; (16) thence along the arc of said curve, an arc length of 13.93 feet; (17) thence N.05°34'26"W, a distance of 37.78 feet to a point on a curve to the right having a radius of 35.00 feet, a central angle of 22°41'48", a chord bearing of N.05°46'28"E, and a chord length of 13.77 feet; (18) thence along the arc of said curve, an arc length of 13.86 feet; (19) thence N.17°07'22"E, a distance of 18.04 feet; (20) thence N.35°04'39"E, a distance of 10.22 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 82°18'58", a chord bearing of N.06°04'50"W, and a chord length of 32.91 feet; (21) thence along the arc of said curve, an arc length of 35.92 feet to a point on a curve to the right having a radius of 35.00 feet, a central angle of 52°40'29", a chord bearing of N.05°26'10"E, and a chord length of 31.06 feet; (22) thence along the arc of said curve, an arc length of 32.18 feet; (23) thence N.05°26'10"E, a distance of 10.18 feet to a point on a curve to the right having a radius of 35.00 feet, a central angle of 21°43'50", a chord bearing of N.16°18'05"E, and a chord length of 13.20 feet; (24) thence along the arc of said curve, an arc length of 13.27 feet; (25) thence N.27°10'00"E, a distance of 19.32 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 52°02'46", a chord bearing of N.01°08'37"E, and a chord length of 21.94 feet; (26) thence along the arc of said curve, an arc length of 22.71 feet; (27) thence N.24°52'46"W, a distance of 15.36 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 64°35'55", a chord bearing of N.57°10'43"W, and a chord length of 26.72 feet; (28) thence along the arc of said curve, an arc length of 28.19 feet; (29) thence N.00°31'19"E, a distance of 28.34 feet to a point on a curve to the left having a radius of 25.05 feet, a central angle of 61°51'57", a chord bearing of N.05°06'45"W, and a chord length of 25.75 feet; (30) thence along the arc of said curve, an arc length of 27.05 feet; (31) thence N.36°11'58"W, a distance of 354.28 feet to a point on a curve to the left having a radius of 35.00 feet, a central angle of 14°44'35", a chord bearing of N.78°18'28"E, and a chord length of 8.98 feet; (32) thence along the arc of said curve, an arc length of 9.01 feet; (33) thence N.85°40'46"E, a distance of 26.93 feet; (34) thence N.88°00'02"E, a distance of 76.91 feet; (35) thence N.80°39'45"E, a distance of 51.39 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 37°18'45", a chord bearing of N.62°00'23"E, and a chord length of 15.99 feet; (36) thence along the arc of said curve, an arc length of 16.28 feet; (37) thence N.47°19'34"E, a distance of 55.68 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 72°55'36", a chord bearing of N.10°51'46"E, and a chord length of 29.72 feet; (38) thence along the arc of said curve, an arc length of 31.82 feet; (39) thence N.25°38'02"W, a distance of 44.66 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 11°43'06", a chord bearing of N.31°27'35"W, and a chord length of 5.10 feet; (40) thence along the arc of said curve, an arc length of 5.11 feet; (41) thence N.15°37'42"W, a distance of 25.87 feet; (42) thence along the arc of said curve, an arc length of 26.50 feet; (43) thence N.06°03'44"E, a distance of 19.69 feet; (44) thence N.31°08'57"E, a distance of 110.65 feet to the POINT OF BEGINNING.

Parcel contains 408100 square feet, or 9.3687 acres, more or less.

## KEY MAP

**BRITT SURVEYING, INC.**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
Telephone: (941) 493-1396  
Email: bsi@brittsurveying.com

# WELLEN PARK VILLAGE E, TRACT 3 REPLAT

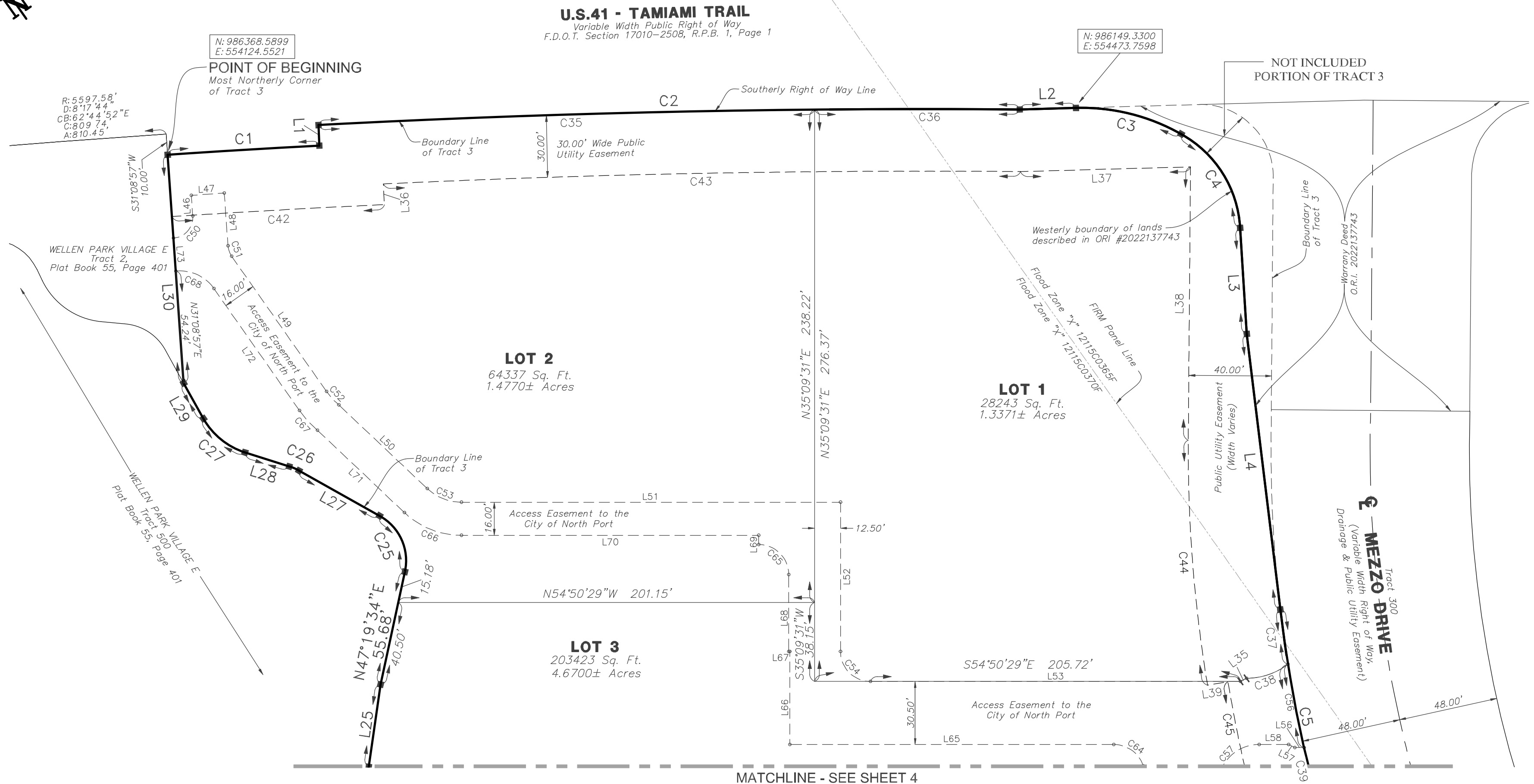
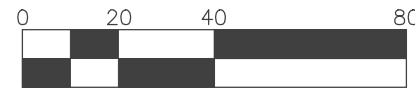
A SUBDIVISION

A REPLAT OF TRACT 3, WELLEN PARK VILLAGE E, RECORDED IN PLAT BOOK 55, PAGE 401, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 3 OF 5

SCALE: 1"=40'



MATCHLINE - SEE SHEET 4

**NOTES:**

- Bearings shown hereon are based on the West Right of Way line of Mezzo Drive, having a bearing of S.16°34'20"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

**LEGEND:**

- S. F. Square Feet
- Match Line
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Sat. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5597.58'	0°45'12"	S58°13'22"E	73.47'	73.47'
C2	5597.58'	3°28'13"	S56°06'38"E	338.98'	339.03'
C3	99.00'	30°59'24"	S41°05'52"E	52.90'	53.55'
C4	56.00'	57°11'55"	S02°59'47"W	53.61'	55.90'
C5	648.00'	11°39'18"	S22°29'09"W	131.59'	131.81'
C25	25.00'	72°55'36"	N10°51'46"E	29.72'	31.82'
C26	25.00'	11°43'06"	N31°27'35"W	5.10'	5.11'
C27	35.00'	43°22'52"	N15°37'42"W	25.87'	26.50'
C35	5597.58'	2°27'19"	N56°37'05"W	239.86'	239.87'
C36	5597.58'	1°00'54"	N54°52'58"W	99.15'	99.16'
C37	648.00'	2°21'49"	S27°13'04"W	26.73'	26.73'
C38	33.00'	37°23'02"	S73°32'00"E	21.15'	21.53'
C39	648.00'	09°27'50"	S21°18'14"W	106.91'	107.03'
C42	5597.58'	1°03'36"	N58°04'05"W	102.81'	102.81'
C43	5567.58'	3°10'06"	N55°57'15"W	307.85'	307.89'
C44	688.00'	9°31'35"	N30°51'42"E	114.26'	114.39'
C45	678.00'	9°31'35"	N21°20'07"E	112.60'	112.73'
C50	10.00'	90°00'19"	S76°09'01"W	14.14'	15.71'
C51	10.00'	31°01'38"	S15°38'08"W	5.35'	5.42'
C52	34.00'	14°49'44"	S07°17'33"E	8.78'	8.80'
C53	24.00'	43°27'27"	S33°06'45"E	17.77'	18.20'
C54	14.50'	90°00'00"	S09°50'29"E	20.51'	22.78'
C56	653.65'	3°35'48"	S24°13'20"W	41.02'	41.03'
C57	20.00'	108°35'11"	S70°51'56"W	32.48'	37.90'
C64	15.00'	71°24'49"	N19°08'04"W	17.51'	18.70'
C65	14.50'	90°00'00"	N09°50'29"W	20.51'	22.78'
C66	40.00'	43°27'27"	N33°06'45"W	29.62'	30.34'
C67	50.00'	14°49'44"	N07°17'33"W	12.90'	12.94'
C68	20.03'	60°41'19"	N30°14'55"W	20.24'	21.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°24'25"E	10.00'
L2	S56°26'33"E	26.61'
L3	S31°35'44"W	51.36'
L4	S28°13'38"W	136.22'
L25	N43°21'00"E	40.30'
L27	N25°36'02"W	44.66'
L28	N37°19'08"W	22.46'
L29	N06°03'44"E	19.69'
L30	N31°08'57"E	110.65'
L35	N81°24'23"E	3.35'
L36	S32°24'25"W	10.00'
L37	S56°26'33"E	82.24'
L38	N35°37'29"E	132.12'
L39	N63°54'06"W	10.00'
L46	N31°08'57"E	10.00'
L47	S58°51'03"E	16.00'
L48	S31°08'57"W	25.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S00°07'19"W	79.86'
L50	S11°24'36"E	58.83'
L51	S54°50'29"E	183.17'
L52	S35°09'31"W	72.14'
L53	S54°50'29"E	178.72'
L56	N54°50'29"W	4.51'
L57	N28°16'34"W	3.35'
L58	N54°50'29"W	14.24'
L65	N54°50'29"W	156.54'
L66	N35°09'31"E	45.00'
L67	N54°50'29"W	0.50'
L68	N35°09'31"E	37.14'
L69	N35°09'31"E	4.50'
L70	N54°50'29"W	143.67'
L71	N11°23'01"W	57.90'
L72	N00°07'19"E	72.00'
L73	N31°08'57"W	16.00'

**BRITT** **BRITT SURVEYING, INC.**  
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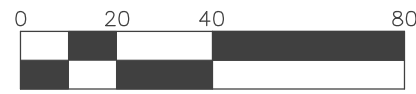




# WELLEN PARK VILLAGE E, TRACT 3 REPLAT

## A SUBDIVISION

A REPLAT OF TRACT 3, WELLEN PARK VILLAGE E, RECORDED IN PLAT BOOK 55, PAGE 401, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



**LEGEND:**

- S. F. Square Feet
- Match Line
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Sat. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- WVID West Villages Improvement District

**NOTES:**

1. Bearings shown hereon are based on the West Right of Way line of Mezzo Drive, having a bearing of S16°34'20"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Numbers 12115C0365F, and 12115C0370F, Maps Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	552.00'	9°49'07"	S21°28'54"W	94.48'	94.60'
C7	35.00'	98°03'23"	S75°25'09"W	52.85'	59.90'
C8	27.20'	39°02'07"	N75°04'13"W	18.17'	18.53'
C9	18.80'	16°01'33"	N86°34'30"W	5.24'	5.26'
C10	31.20'	51°04'41"	S75°53'56"W	26.90'	27.81'
C11	31.20'	98°50'02"	S00°56'34"W	47.39'	53.82'
C12	35.00'	50°20'47"	N56°11'08"W	29.77'	30.75'
C13	35.00'	22°48'32"	N16°58'42"W	13.84'	13.93'
C14	35.00'	22°41'48"	N05°46'28"E	13.77'	13.86'
C15	25.00'	82°18'58"	N06°04'50"W	32.91'	35.92'
C16	35.00'	52°40'29"	N20°54'05"W	31.06'	32.18'
C17	35.00'	21°43'50"	N16°18'05"E	13.20'	13.27'
C18	25.00'	52°02'46"	N01°08'37"E	21.94'	22.71'
C19	25.00'	64°35'55"	N57°10'43"W	26.72'	28.19'
C20	25.05'	61°51'57"	N05°06'45"W	25.75'	27.05'
C41	25.05'	28°24'23"	S11°36'47"W	12.29'	12.42'
C46	522.00'	13°38'25"	N23°23'33"E	123.98'	124.27'
C58	20.00'	83°12'11"	S25°01'45"E	26.56'	29.04'
C59	15.00'	32°49'25"	S83°02'33"E	8.48'	8.59'
C60	33.00'	12°40'41"	N52°53'19"W	7.29'	7.30'
C61	15.00'	7°24'11"	N62°55'45"W	1.94'	1.94'
C62	20.00'	83°12'11"	N25°01'45"W	26.56'	29.04'
C63	15.00'	71°24'49"	N19°08'04"W	17.51'	18.70'
C69	553.62'	3°46'00"	N24°30'19"E	36.39'	36.40'
C70	560.82'	1°49'41"	N17°29'35"E	17.89'	17.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S16°34'20"W	274.93'
L6	S85°24'44"W	53.74'
L7	N78°33'43"W	47.02'
L8	S50°21'35"W	2.35'
L9	S72°17'11"W	26.54'
L10	N31°00'45"W	41.10'
L11	N28°22'58"W	25.73'
L12	N05°34'26"W	37.78'
L13	N17°07'22"E	18.04'
L14	N35°04'39"E	10.22'
L15	N05°26'10"E	10.18'
L16	N27°10'00"E	19.32'
L17	N24°52'46"W	15.36'
L18	N00°31'19"E	28.34'
L40	S16°34'20"W	274.93'
L59	S16°34'20"W	327.65'
L60	S66°37'51"E	16.99'
L63	N66°37'51"W	44.03'
L64	N16°34'20"E	387.46'