

# BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF LOTS 81-94 AND TRACT 606

A REPLAT OF A LOTS 81-94 AND TRACT 606, BRIGHMORRE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

Mattamy Tampa/Sarasota LLC, a Delaware limited liability company, (the "Owner") does here certify ownership of the property described on this plat entitled "BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3", REPLAT OF LOTS 81-91 AND TRACT 606, and do hereby grant, convey, and dedicate said Plat for record.

Owner does hereby state and declare the following:

Owner, as the fee simple owner, does hereby grant the non-exclusive street tree and landscape easements to the Brightmore at Wellen Park Homeowners Association, Inc., and the City of North Port ("City"), over and across the fifteen feet (15') in width along the exterior boundaries of Tract 100. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.

Owner, as the fee simple owner, does further dedicate to the City of North Port, all Public Utility Easements shown and depicted heron, for the uses and purposes incidental thereto.

Owner, as the fee simple owner, does further dedicate and convey all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental hereto.

IN WITNESS WHEREOF, the undersigned Owner, has caused this presents to be executed in its name this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023.

WITNESS: \_\_\_\_\_ Mattamy Tampa/Sarasota LLC, a Delaware limited liability company.

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

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_ Vice President

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

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 \_\_\_\_\_, 2023, by \_\_\_\_\_, as Vice President of Mattamy Tampa/Sarasota LLC, a Delaware Limited Liability Company, on behalf of the company 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 \_\_\_\_\_

## WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby accepts the Drainage Easements as shown or stated on this plat.

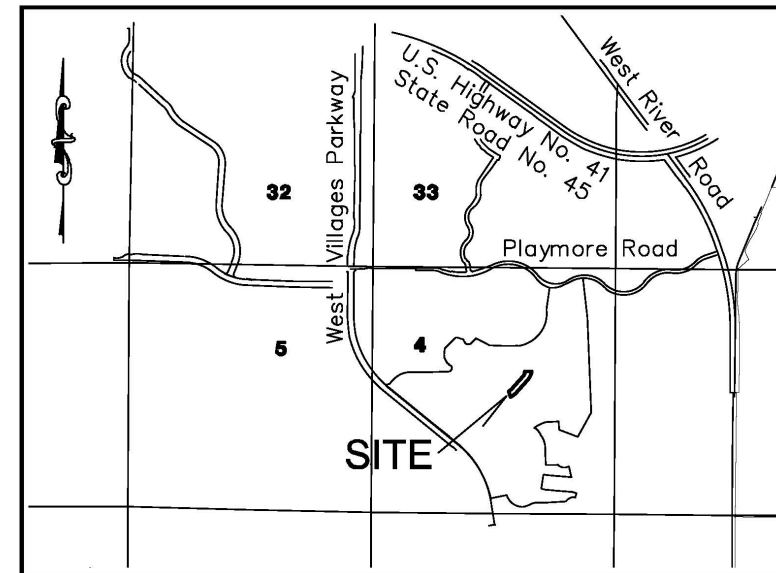
Attest \_\_\_\_\_ Secretary By: \_\_\_\_\_ Chairman

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 \_\_\_\_\_, 2023, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an independent Special District created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has  produced a \_\_\_\_\_ 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 \_\_\_\_\_



## NOTE: 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.

## 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 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.

## LOT LINE EASEMENTS

There are hereby expressly reserved to Brightmore at Wellen Park Homeowners Association, Inc., its successors or assigns, easements of ten (10) feet in width along all front lot lines, two and one half (2.5) feet in width along all side lot lines, and five (5) feet in width along all rear lot lines for the express purpose of accommodation surface and underground drainage, irrigation and underground utilities. Where more than one lot or parts of one or more lots are intended as a building site, only the outside boundaries of the building site shall carry said easements.

## 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.

## 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 (BM's) 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

## 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. 2023.

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. 2023.

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: \_\_\_\_\_  
\_\_\_\_\_, Professional Surveyor and Mapper

Florida Certificate No. \_\_\_\_\_

## 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

## 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. 2023.

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., 2023.

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

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

# BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF LOTS 81-94 AND TRACT 606

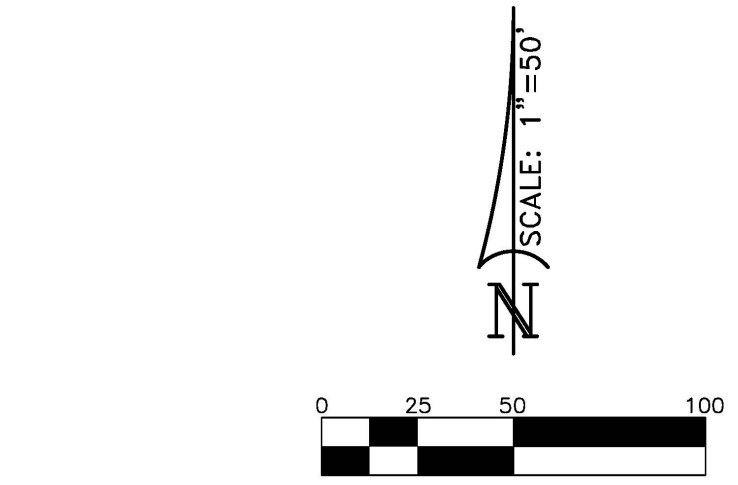
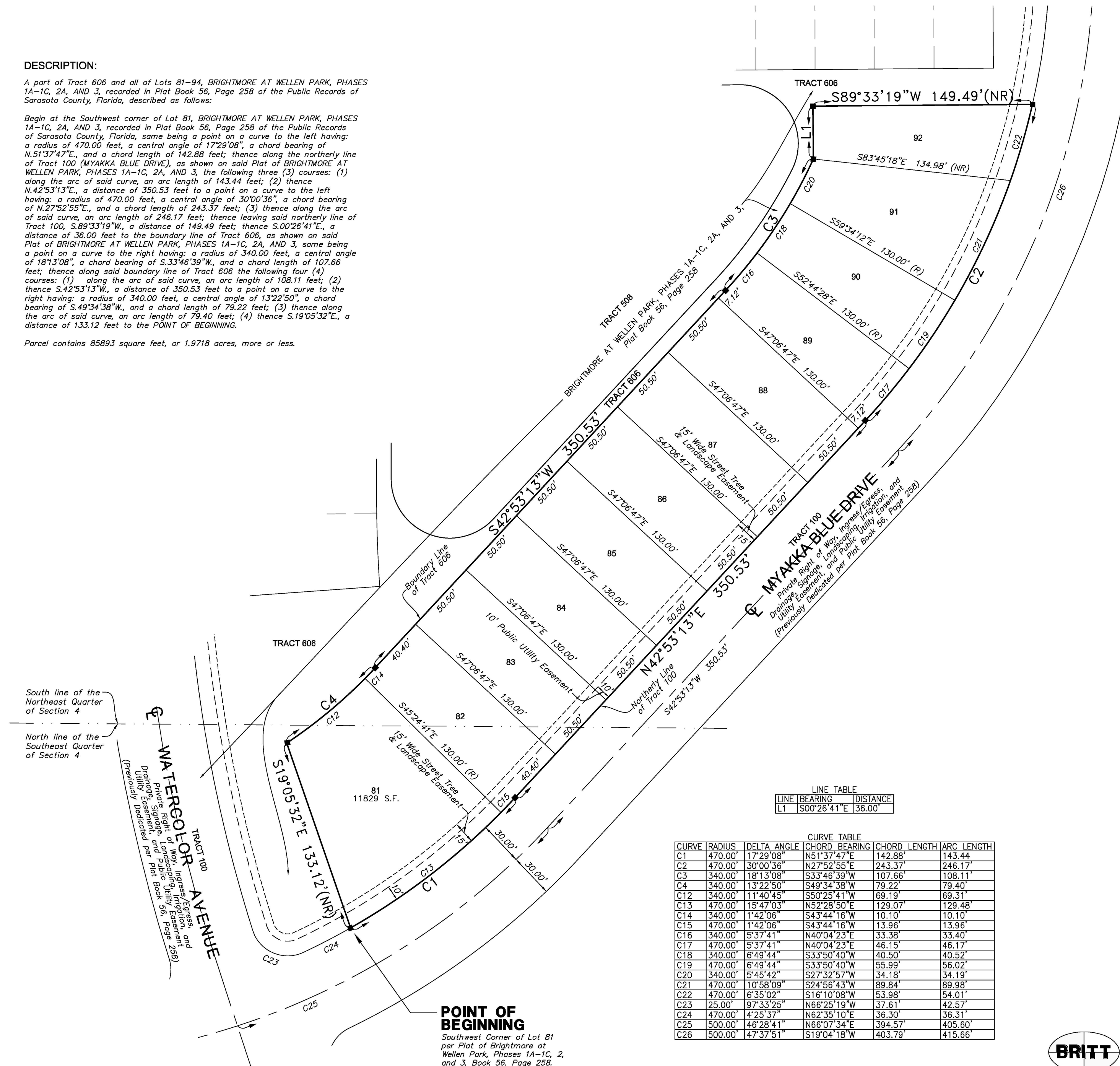
A REPLAT OF A LOTS 81-94 AND TRACT 606, BRIGHTMORE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

### DESCRIPTION:

A part of Tract 606 and all of Lots 81-94, BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, recorded in Plat Book 56, Page 258 of the Public Records of Sarasota County, Florida, described as follows:

Begin at the Southwest corner of Lot 81, BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, recorded in Plat Book 56, Page 258 of the Public Records of Sarasota County, Florida, same being a point on a curve to the left having: a radius of 470.00 feet, a central angle of 17°29'08", a chord bearing of N.51°37'47"E., and a chord length of 142.88 feet; thence along the northerly line of Tract 100 (MYAKKA BLUE DRIVE), as shown on said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, the following three (3) courses: (1) along the arc of said curve, an arc length of 143.44 feet; (2) thence N.42°53'13"E., a distance of 350.53 feet to a point on a curve to the left having: a radius of 470.00 feet, a central angle of 30°00'36", a chord bearing of N.27°52'55"E., and a chord length of 243.37 feet; (3) thence along the arc of said curve, an arc length of 246.17 feet; thence leaving said northerly line of Tract 100, S.89°33'19"W., a distance of 149.49 feet; thence S.00°26'41"E., a distance of 36.00 feet to the boundary line of Tract 606, as shown on said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, same being a point on a curve to the right having: a radius of 340.00 feet, a central angle of 18°13'08", a chord bearing of S.33°46'39"W., and a chord length of 107.66 feet; thence along said boundary line of Tract 606 the following four (4) courses: (1) along the arc of said curve, an arc length of 108.11 feet; (2) thence S.42°53'13"W., a distance of 350.53 feet to a point on a curve to the right having: a radius of 340.00 feet, a central angle of 13°22'50", a chord bearing of S.49°34'38"W., and a chord length of 79.22 feet; (3) thence along the arc of said curve, an arc length of 79.40 feet; (4) thence S.19°05'32"E., a distance of 133.12 feet to the POINT OF BEGINNING.

Parcel contains 85893 square feet, or 1.9718 acres, more or less.



- 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

- NOTES:**
1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"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.
  3. Elevations shown hereon are NAVD 88 and refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°26'41"E	36.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	470.00'	17°29'08"	N51°37'47"E	142.88'	143.44'
C2	470.00'	30°00'36"	N27°52'55"E	243.37'	246.17'
C3	340.00'	18°13'08"	S33°46'39"W	107.66'	108.11'
C4	340.00'	13°22'50"	S49°34'38"W	79.22'	79.40'
C12	340.00'	11°40'45"	S50°25'41"W	69.19'	69.31'
C13	470.00'	15°47'03"	N52°28'50"E	129.07'	129.48'
C14	340.00'	1°42'06"	S43°44'16"W	10.10'	10.10'
C15	470.00'	1°42'06"	S43°44'16"W	13.96'	13.96'
C16	340.00'	5°37'41"	N40°04'23"E	33.38'	33.40'
C17	470.00'	5°37'41"	N40°04'23"E	46.15'	46.17'
C18	340.00'	8°49'44"	S33°50'40"W	40.50'	40.52'
C19	470.00'	8°49'44"	S33°50'40"W	55.99'	56.02'
C20	340.00'	5°45'42"	S27°52'57"W	34.18'	34.19'
C21	470.00'	10°58'09"	S24°56'43"W	89.84'	89.98'
C22	470.00'	6°35'02"	S16°10'08"W	53.98'	54.01'
C23	25.00'	97°33'25"	N66°25'19"W	37.61'	42.57'
C24	470.00'	4°25'37"	N62°35'10"E	36.30'	36.31'
C25	500.00'	46°28'41"	N66°07'34"E	394.57'	405.60'
C26	500.00'	47°37'51"	S19°04'18"W	403.79'	415.66'

**POINT OF BEGINNING**  
Southwest Corner of Lot 81 per Plat of Brightmore at Wellen Park, Phases 1A-1C, 2A, and 3, Book 56, Page 258.

**BRITT** **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