



City of North Port

RESOLUTION NO. 2025-R-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A FINAL PLAT FOR THE PALMERA AT WELLEN PARK PHASE 2A SUBDIVISION, A 103-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON APPROXIMATELY 95.7161 ACRES LOCATED TO THE SOUTH OF FOXTAIL LOOP AND TO THE WEST OF PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 25, 2024, Joseph A. Kelly, PSM; Stantec Consulting Services, Inc. (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Final Plat (the "Final Plat") for Palmera at Wellen Park Phase 2A located to the south of Foxtail Loop and to the west of Preto Boulevard (the "Property"); and

WHEREAS, the Property's use(s) for Single-family Residential homes are permitted uses for the Property's Future Land Use Designation of Village and the Property's Zoning District of Village; and

WHEREAS, the City's review has determined the Final Plat is in compliance with Chapter 177 of the Florida Statutes; and

WHEREAS, the Final Plat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-24-143; and

WHEREAS, the City Commission of the City of North Port, Florida finds that approval of the Final Plat does not violate the general intent and purpose of the ULDC and is in the best interest of the public health, safety, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this resolution by reference.
- 1.02 The Final Plat is consistent with the approved Subdivision Concept Plan SCP-24-143

1.03 The Final Plat complies the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

2.01 The City Commission approves the *Final Plat for the Palmera at Wellen Park Phase 2A Subdivision*, attached as “Exhibit A”, and legally described as:

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land of lying in Section 7, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Palmera at Wellen Park Phases 1A, 1B, 1C & 1D, Plat Book 58 Pages 73-128 of the Public Records of Sarasota County, Florida; the following two (2) calls are along the west right-of-way line of Preto Boulevard (130' wide public right-of-away) as shown in plat of Preto Boulevard South Extension, Plat No. 1, Plat Book 57, Page 282 of said public records: (1) thence S.03°07'03"W., a distance of 519.19 feet to a point of curvature of a curve to the left having a radius of 2,315.00 feet and a central angle of 10°41'57"; (2) thence Southerly along the arc of said curve, a distance of 432.30 feet, to the end of said curve; thence N.90°00'00"W. along a line non-tangent to the previously described curve, a distance of 1,114.77 feet; thence S.59°47'40"W., a distance of 164.68 feet; thence S.55°07'08"W., a distance of 655.59 feet a point of curvature of a non-tangent curve to the right, having a radius of 700.00 feet and a central angle of 40°50'29"; thence Northwesterly along the arc of said curve, a distance of 498.97 feet, said curve having a chord bearing and distance of N.23°42'35"W, 488.47 feet, to the end of said curve; thence N.86°42'40"E. along a line non-tangent to the previously described curve, a distance of 140.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 560.00 feet and a central angle of 27°07'24"; thence Northerly along the arc of said curve, a distance of 265.10 feet, said curve having a chord bearing and distance of N.10°16'22"E., 262.63 feet, to the end of said curve; thence N.09°36'23"E. along a line non-tangent to the previously described curve, a distance of 58.51 feet to the point of curvature of a non-tangent curve to the right, having a radius of 175.00 feet and a central angle of 21°10'33"; thence Westerly along the arc of said curve, a distance of 64.68 feet, said curve having a chord bearing and distance of N.69°48'21"W., 64.31 feet, to the point of tangency of said curve; thence N.59°13'04"W., a distance of 27.50 feet to a point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 94°42'31"; thence Westerly along the arc of said curve, a distance of 49.59 feet, to the end of said curve; thence N.63°55'35"W. along a line non-tangent to the previously described curve, a distance of 50.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 750.00 feet and a central angle of 00°39'55"; thence Northeasterly along the arc of said curve, a distance of 8.71 feet, said curve having a chord bearing and distance of N.26°24'22"E., 8.71 feet, to the point of reverse curvature of a curve to the left having a radius of 30.00 feet and a central angle of 85°57'24"; thence Northerly along the arc of said curve, a distance of 45.01 feet, said curve having a chord bearing and distance of N.16°14'22"W., 40.90 feet, to the point of tangency of said curve; thence N.59°13'04"W., a distance of 129.60 feet; thence N.30°46'56"E., a distance of 210.00 feet; thence N.59°13'04"W., a distance of 476.56 feet to a point of curvature of a curve to the left having a radius of 910.00 feet and a central angle of 71°29'36"; thence Westerly along the arc of said curve, a distance of 1,135.49 feet, to the point of reverse curvature of a curve to the right having a radius of 765.00 feet and a central angle of 22°31'50";

thence Southwesterly along the arc of said curve, a distance of 300.82 feet, to the point of curvature of a compound curve to the right having a radius of 30.00 feet and a central angle of 78°42'37"; thence Westerly along the arc of said curve, a distance of 41.21 feet, to the point of reverse curvature of a curve to the left having a radius of 835.00 feet and a central angle of 07°55'35"; thence Northwesterly along the arc of said curve, a distance of 115.52 feet, to the point of reverse curvature of a curve to the right having a radius of 250.00 feet and a central angle of 102°38'37"; thence Northerly along the arc of said curve, a distance of 447.87 feet, to the end of said curve; thence N.24°45'11"W., along a line non-tangent to the previously described curve, a distance of 160.00 feet a point of curvature of a non-tangent curve to the left, having a radius of 410.00 feet and a central angle of 00°46'26"; thence Southwesterly along the arc of said curve, a distance of 5.54 feet, said curve having a chord bearing and distance of S.64°51'36"W., 5.54 feet, to the end of said curve; thence N.25°31'37"W. along a line non-tangent to the previously described curve, a distance of 210.00 feet to a point on the south boundary line of said Palmera At Wellen Park Phases 1A, 1B, 1C & 1D, also begin point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 38°36'40"; the following twenty-three (23) calls are along said south boundary line: (1) thence Easterly along the arc of said curve, a distance of 417.81 feet, said curve having a chord bearing and distance of N.83°46'42"E., 409.95 feet, to the point of reverse curvature of curve to the left having a radius of 35.00 feet and a central angle of 138°05'38"; (2) thence Northeasterly along the arc of said curve, a distance of 84.36 feet, to the end of said curve; (3) thence N.75°11'25"E. along a line non-tangent to the previously described curve, a distance of 1,354.47 feet; (4) thence N.62°56'17"E., a distance of 169.56 feet to the point of curvature of a non-tangent curve to the left, having a radius of 965.00 feet and a central angle of 01°35'15"; (5) thence Southeasterly along the arc of said curve, a distance of 26.74 feet, said curve having a chord bearing and distance of S.51°26'06"E., 26.74 feet, to the end of said curve; (6) thence N.36°31'21"E. along a line non-tangent to said curve, a distance of 28.89 feet; (7) thence S.65°04'37"E., a distance of 123.19 feet; (8) thence N.24°55'23"E., a distance of 73.86 feet; (9) thence S.65°04'37"E., a distance of 60.00 feet to a point of curvature of a non-tangent curve to the right, having a radius of 15.00 feet and a central angle of 85°35'18"; (10) thence Easterly along the arc of said curve, a distance of 22.41 feet, said curve having a chord bearing and distance of N.67°43'01"E., 20.38 feet, to the point of reverse curvature of a curve to the left, having a radius of 635.00 feet and a central angle of 12°59'55"; (11) thence Easterly along the arc of said curve, a distance of 144.06 feet, to the end of said curve; (12) thence S.24°55'23"W. along a line non-tangent to the previously described curve, a distance of 766.65 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 68°26'51"; (13) thence Southerly along the arc of said curve, a distance of 29.87 feet, to the point of reverse curvature of a curve to the right having a radius of 670.00 feet and a central angle of 12°00'29"; (14) thence Southeasterly along the arc of said curve, a distance of 140.42 feet, to the point of reverse curvature of a curve to the left having a radius of 35.00 feet and a central angle of 83°53'35"; (15) thence Easterly along the arc of said curve, a distance of 51.25 feet, to the point of tangency of said curve; (16) thence N.64°35'26"E., a distance of 44.11 feet to a point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 60°29'15"; (17) thence Northeasterly along the arc of said curve, a distance of 36.95 feet, to the end of said curve; (18) thence S.87°56'32"E., along a line non-tangent to the previously described curve, a distance of 745.31 feet to a point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of 122°13'07"; (19) thence Easterly along the arc of said curve, a distance of 63.99 feet, said curve having a chord bearing and distance of S.81°10'59"E., 52.53 feet, to the point of tangency of said curve; (20) thence N.37°42'28"E.,

a distance of 108.15 feet to a point of curvature of a curve to the right having a radius of 220.00 feet and a central angle of 145°21'55";(21) thence Easterly along the arc of said curve, a distance of 558.16 feet, to the point of reverse curvature of a curve to the left having a radius of 30.00 feet and a central angle of 139°41'02"; (22) thence Southeasterly along the arc of said curve, a distance of 73.14 feet, to the end of said curve; (23) thence S.75°44'11"E. along a line non-tangent to the previously described curve, a distance of 420.45 feet to the POINT OF BEGINNING.
Containing 4,169,393 square feet or 95.7161 acres, more or less.

2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – RECORDING

3.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Final Plat and associated covenants and deed restrictions in the Public Records of Sarasota County and provide the City with the Official Record Book and Page and/or Plat Book and Page(s) information of the recorded documents and plat.

SECTION 4 – CONFLICTS

4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on February 25, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

Palmera at Wellen Park, Phase 2A

A Subdivision lying in Section 7, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS - There are hereby expressly reserved to MANASOTA BEACH RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and 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.

LOT LINE EASEMENTS:

The Company does hereby grant easements of ten feet (10') in width along each front lot line, five feet (5') in width along each rear lot line and two and a half feet (2.5') along side lot lines, for the purpose of accommodating surface and underground utilities and drainage including any irrigation, water delivery or stormwater control system servicing the subdivision. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements. Such easements shall also be easements for the construction, installation, maintenance and operation of cable/digital or other means of television, internet, voice, data and other media or communication transmission services, present and future, however, no such construction, installation, maintenance and operation of such services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. Where more than one lot is used as a building site, the outside boundary of said building site shall carry said easements. All other easements shown on this plat are hereby reserved in perpetuity for the purpose noted.

PUBLIC UTILITY EASEMENTS - The Company does hereby grant nonexclusive easements to the City of North Port, Florida Power and Light Company, and other authorized utility companies 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 "Public Utility Easement." All utility easements shown hereon shall also be for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and 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, Palmera at Wellen Park Homeowners Association, Inc., a Florida corporation not for profit (the "Association"), or West Villages Improvement District (the "District"). Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries only of the building site shall carry said easements.

LANDSCAPE & DRAINAGE EASEMENTS - The Company does hereby grant nonexclusive maintenance, landscaping, and drainage easements over and across each area depicted on this plat as a "Landscape, and Drainage Easement" to the Association and the District as necessary to install and maintain landscaping and other improvements and to maintain the drainage and stormwater retention areas and facilities on Tracts B-7, B-8, D-11 through D-14 as shown on this plat.

ACCESS EASEMENT - The Company does hereby a grant non-exclusive easement for ingress and egress to the District; the Palmera at Wellen Park Homeowners Association, Inc.; all owners of the property in Palmera at Wellen Park, Phase 2A, a subdivision, and their guests, licensees, invitees, successors, and assigns; all utilities serving the subdivision; all emergency and law enforcement personnel serving the subdivision; and all other persons providing essential services to the subdivision over and across Tract R-2 as shown on this plat.

DRAINAGE EASEMENTS - The Company does hereby dedicate and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

STREET TREES & LANDSCAPE EASEMENT - The undersigned, MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, as the fee simple owner, hereby grants non-exclusive street tree and landscape easement to the Palmera at Wellen Park Homeowners Association, Inc. and to the City of North Port, Florida ("City"), over and across the areas fifteen feet (15') in width along the exterior boundaries of Tract R-2. Free 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.

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., 2025.

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 County, Florida.

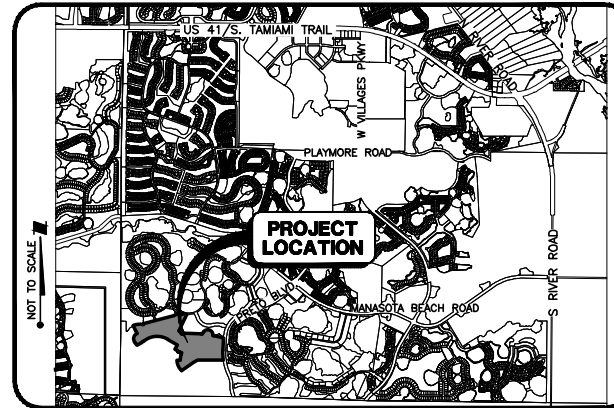
City Engineer _____ Date _____
Registration No. _____

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.

Steven M. Watts, P.S.M. _____ Date _____
Florida Registration No. 4588



SITE MAP

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., 2025.

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., 2025.

City Attorney, City of North Port _____ Date _____

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., 2025.

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

By: Joseph A. Kelly, P.S.M. _____ Date _____
Florida Certificate No. 7141

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "PALMERA AT WELLEN PARK, PHASE 2A" and does hereby grant, convey and dedicate the following, subject to the terms of the declaration:

- To the City of North Port, its successors and/or assigns:
 - A non-exclusive emergency access easement across, over and under the roads and right-of-ways shown hereon as R-2 for ingress and egress of emergency vehicles and for authorized governmental services.
 - All public utility and access easements along and adjacent to Tract R-2 without responsibility for maintenance.
 - All street tree and landscape easements as shown on this plat without responsibility for maintenance.
- To the West Villages Improvement District, created pursuant to Chapter 189, Florida Statutes (District):
 - A non-exclusive easement for ingress and egress over Tract R-2 for the performance of official duties.
 - All drainage easements shown on this plat for access and drainage purposes incidental hereto.
 - Tracts D-11 through D-14 for stormwater, lake, drainage, lake maintenance access, landscaping, irrigation and utility easement, under the terms of the Declaration.
 - Tracts P-17 through P-22 for preservation areas, under the terms of the Declaration.
- To the Palmera at Wellen Park Homeowners Association, Inc., its successors and/or assigns:
 - Tract R-2: Private Road; Drainage & Public Utility Easement, under the terms of the Declaration.
 - Tracts B-7 and B-8: Open Space Areas for drainage, irrigation, landscaping, wall and access easement, under the terms of the Declaration.
 - All street tree and landscape easements as shown on this plat without responsibility for maintenance.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed in its name, this ____ day of _____, A.D., 2025.

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this ____ day of _____, 2025, by _____ as _____ of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the partnership and who is personally known to me or has produced identification. If no type of identification is indicated, the above-named person is personally known to me.

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the dedication of Tracts D-11 through D-14 and P-17 through P-22 and the Landscape & Drainage Easement(s); Access Easement(s); Drainage Easement(s); Ingress and Egress Easement(s) as shown on this plat.

Secretary/Assistant Secretary _____ John Luczynski, Chairman

The foregoing instrument was acknowledged before me by means of (____) physical presence or (____) online notarization, this ____ day of _____, 2025, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, for and on behalf of the WEST VILLAGES IMPROVEMENT DISTRICT.

Signature of Notary Public _____



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-6414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

Project Number: 215618562

**Palmera at Wellen
Park, Phase 2A**
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land of lying in Section 7, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Palmera at Wellen Park Phases 1A, 1B, 1C & 1D, Plat Book 58 Pages 73-128 of the Public Records of Sarasota County, Florida; the following two (2) calls are along the west right-of-way line of Preto Boulevard (130' wide public right-of-away) as shown in plat of Preto Boulevard South Extension, Plat No. 1, Plat Book 57, Page 282 of said public records: (1) thence S.03°07'03"W., a distance of 519.19 feet to a point of curvature of a curve to the left having a radius of 2,315.00 feet and a central angle of 10°41'57"; (2) thence Southerly along the arc of said curve, a distance of 432.30 feet, to the end of said curve; thence N.90°00'00"W. along a line non-tangent to the previously described curve, a distance of 1,114.77 feet; thence S.59°47'40"W., a distance of 164.68 feet; thence S.55°07'08"W., a distance of 655.59 feet to a point of curvature of a non-tangent curve to the right, having a radius of 700.00 feet and a central angle of 40°50'29"; thence Northwesterly along the arc of said curve, a distance of 498.97 feet, said curve having a chord bearing and distance of N.23°42'35"W., 488.47 feet, to the end of said curve; thence N.86°42'40"E. along a line non-tangent to the previously described curve, a distance of 140.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 560.00 feet and a central angle of 27°07'24"; thence Northerly along the arc of said curve, a distance of 265.10 feet, said curve having a chord bearing and distance of N.10°16'22"E., 262.63 feet, to the end of said curve; thence N.09°36'23"E. along a line non-tangent to the previously described curve, a distance of 58.51 feet to the point of curvature of a non-tangent curve to the right, having a radius of 175.00 feet and a central angle of 21°10'33"; thence Westerly along the arc of said curve, a distance of 64.68 feet, said curve having a chord bearing and distance of N.69°48'21"W., 64.31 feet, to the point of tangency of said curve; thence N.59°13'04"W., a distance of 27.50 feet to a point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 94°42'31"; thence Westerly along the arc of said curve, a distance of 49.59 feet, to the end of said curve; thence N.63°56'35"W. along a line non-tangent to the previously described curve, a distance of 50.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 750.00 feet and a central angle of 00°39'55"; thence Northeasterly along the arc of said curve, a distance of 8.71 feet, said curve having a chord bearing and distance of N.26°24'22"E., 8.71 feet, to the point of reverse curvature of a curve to the left having a radius of 30.00 feet and a central angle of 85°57'24"; thence Northerly along the arc of said curve, a distance of 45.01 feet, said curve having a chord bearing and distance of N.16°14'22"W., 40.90 feet, to the point of tangency of said curve; thence N.59°13'04"W., a distance of 129.60 feet; thence N.30°46'56"E., a distance of 210.00 feet; thence N.59°13'04"W., a distance of 476.56 feet to a point of curvature of a curve to the left having a radius of 310.00 feet and a central angle of 71°29'36"; thence Westerly along the arc of said curve, a distance of 1,135.49 feet, to the point of reverse curvature of a curve to the right having a radius of 755.00 feet and a central angle of 22°31'50"; thence Southwesterly along the arc of said curve, a distance of 300.82 feet, to the point of curvature of a compound curve to the right having a radius of 30.00 feet and a central angle of 78°42'37"; thence Westerly along the arc of said curve, a distance of 41.21 feet, to the point of reverse curvature of a curve to the left having a radius of 835.00 feet and a central angle of 07°55'35"; thence Northwesterly along the arc of said curve, a distance of 115.52 feet, to the point of reverse curvature of a curve to the right having a radius of 250.00 feet and a central angle of 102°38'37"; thence Northerly along the arc of said curve, a distance of 447.87 feet, to the end of said curve; thence N.24°45'11"W. along a line non-tangent to the previously described curve, a distance of 160.00 feet to a point of curvature of a non-tangent curve to the left, having a radius of 410.00 feet and a central angle of 00°46'26"; thence Southwesterly along the arc of said curve, a distance of 5.54 feet, said curve having a chord bearing and distance of S.64°51'36"W., 5.54 feet, to the end of said curve; thence N.25°31'37"W. along a line non-tangent to the previously described curve, a distance of 210.00 feet to a point on the south boundary line of said Palmera At Wellen Park Phases 1A, 1B, 1C & 1D, also begin point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 38°36'40"; the following twenty-three (23) calls are along said south boundary line: (1) thence Easterly along the arc of said curve, a distance of 417.81 feet, said curve having a chord bearing and distance of N.83°46'42"E., 409.95 feet, to the point of reverse curvature of a curve to the left having a radius of 35.00 feet and a central angle of 138°05'38"; (2) thence Northeasterly along the arc of said curve, a distance of 84.36 feet, to the end of said curve; (3) thence N.75°11'25"E. along a line non-tangent to the previously described curve, a distance of 1,354.47 feet; (4) thence N.62°56'17"E., a distance of 169.56 feet to the point of curvature of a non-tangent curve to the left, having a radius of 965.00 feet and a central angle of 01°35'15"; (5) thence Southeasterly along the arc of said curve, a distance of 26.74 feet, said curve having a chord bearing and distance of S.51°26'06"E., 26.74 feet, to the end of said curve; (6) thence N.36°31'21"E. along a line non-tangent to said curve, a distance of 28.89 feet; (7) thence S.65°04'37"E., a distance of 123.19 feet; (8) thence N.24°55'23"E., a distance of 73.86 feet; (9) thence S.65°04'37"E., a distance of 60.00 feet to a point of curvature of a non-tangent curve to the right, having a radius of 15.00 feet and a central angle of 85°35'18"; (10) thence Easterly along the arc of said curve, a distance of 22.41 feet, said curve having a chord bearing and distance of N.67°43'01"E., 20.38 feet, to the point of reverse curvature of a curve to the left, having a radius of 635.00 feet and a central angle of 12°59'55"; (11) thence Easterly along the arc of said curve, a distance of 144.06 feet, to the end of said curve; (12) thence S.24°55'23"W. along a line non-tangent to the previously described curve, a distance of 766.65 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 68°26'51"; (13) thence Southerly along the arc of said curve, a distance of 29.87 feet, to the point of reverse curvature of a curve to the right having a radius of 670.00 feet and a central angle of 12°00'29"; (14) thence Southeasterly along the arc of said curve, a distance of 140.42 feet, to the point of reverse curvature of a curve to the left having a radius of 35.00 feet and a central angle of 83°53'35"; (15) thence Easterly along the arc of said curve, a distance of 51.25 feet, to the point of tangency of said curve; (16) thence N.64°35'26"E., a distance of 44.11 feet to a point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 60°29'15"; (17) thence Northeasterly along the arc of said curve, a distance of 36.95 feet, to the end of said curve; (18) thence S.87°56'32"E., along a line non-tangent to the previously described curve, a distance of 745.31 feet to a point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of 122°13'07"; (19) thence Easterly along the arc of said curve, a distance of 63.99 feet, said curve having a chord bearing and distance of S.81°10'59"E., 52.53 feet, to the point of tangency of said curve; (20) thence N.37°42'28"E., a distance of 108.15 feet to a point of curvature of a curve to the right having a radius of 220.00 feet and a central angle of 145°21'55"; (21) thence Easterly along the arc of said curve, a distance of 558.16 feet, to the point of reverse curvature of a curve to the left having a radius of 30.00 feet and a central angle of 139°41'02"; (22) thence Southeasterly along the arc of said curve, a distance of 73.14 feet, to the end of said curve; (23) thence S.75°44'11"E. along a line non-tangent to the previously described curve, a distance of 420.45 feet to the POINT OF BEGINNING.

Containing 4,169,393 square feet or 95.7161 acres, more or less.



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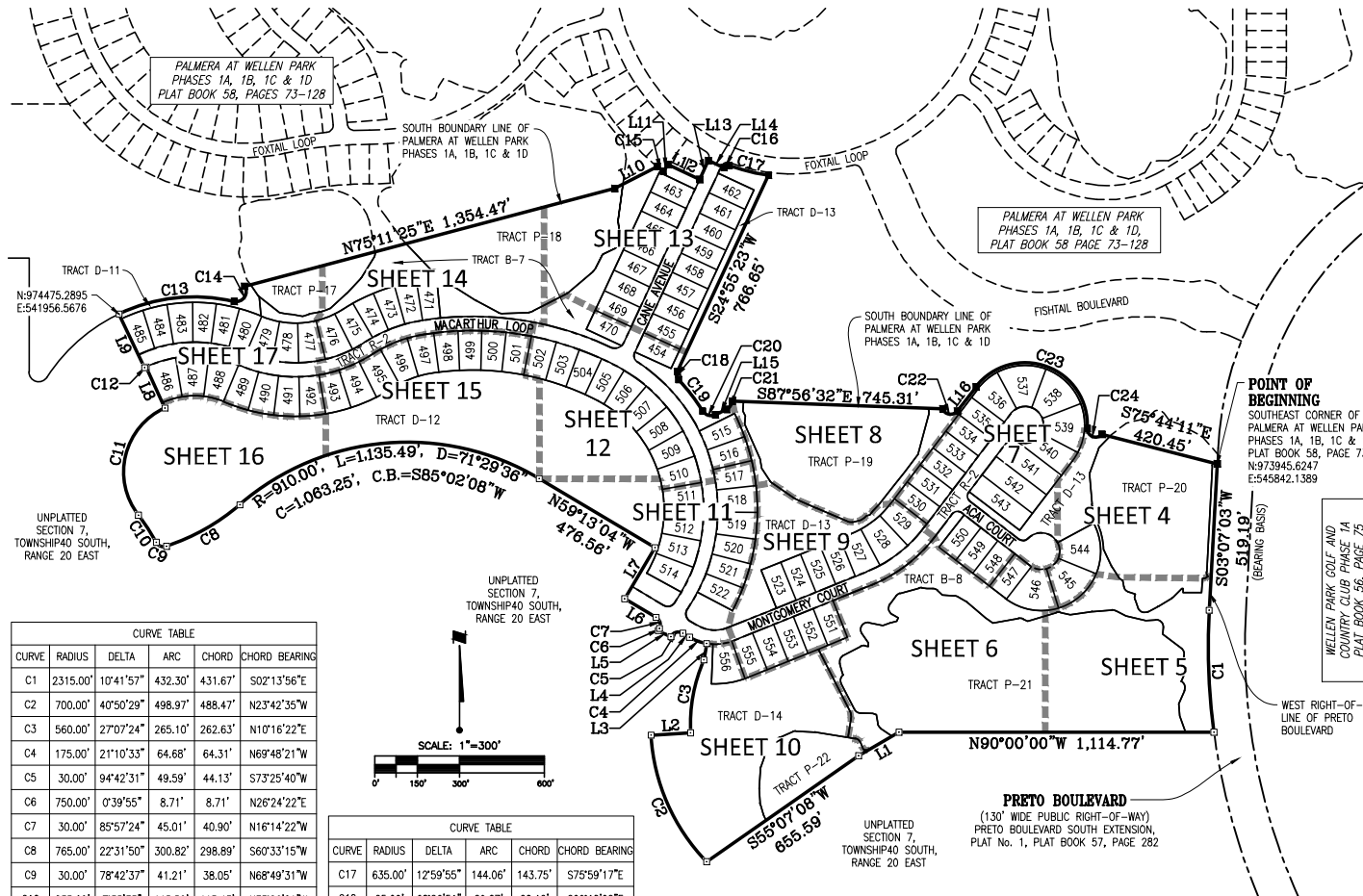
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**Palmera at Wellen
Park, Phase 2A**
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
COUNTY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

THIS SITE LIES WITHIN FLOOD ZONE "X" SHADED (OTHER AREAS AREAS OF FLOOD HAZARD.), FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS.) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANELS NO. 12115C0364G AND NO. 12115C0363G, EFFECTIVE MARCH 27, 2024.

TRACT	DESIGNATION	AREA
B7	COMMON AREA; DRAINAGE, IRRIGATION, LANDSCAPING, WALL AND ACCESS EASEMENT	125,110 SF
B8	COMMON AREA; DRAINAGE, IRRIGATION, LANDSCAPING, WALL AND ACCESS EASEMENT	213,012 SF
D-11	STORMWATER TRACT; LAKE, DRAINAGE, LAKE MAINTENANCE ACCESS, LANDSCAPING, IRRIGATION & UTILITY EASEMENT	13,720 SF
D-12	STORMWATER TRACT; LAKE, DRAINAGE, LAKE MAINTENANCE ACCESS, LANDSCAPING, IRRIGATION & UTILITY EASEMENT	594,403 SF
D-13	STORMWATER TRACT; LAKE, DRAINAGE, LAKE MAINTENANCE ACCESS, LANDSCAPING, IRRIGATION & UTILITY EASEMENT	233,154 SF
D-14	STORMWATER TRACT; LAKE, DRAINAGE, LAKE MAINTENANCE ACCESS, LANDSCAPING, IRRIGATION & UTILITY EASEMENT	261,311 SF
P-17	PRESERVATION AREA	50,269 SF
P-18	PRESERVATION AREA	192,833 SF
P-19	PRESERVATION AREA	196,035 SF
P-20	PRESERVATION AREA	200,609 SF
P-21	PRESERVATION AREA	488,251 SF
P-22	PRESERVATION AREA	65,038 SF
R-2	PRIVATE ROAD; DRAINAGE AND PUBLIC UTILITY EASEMENT	305,001 SF

- 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 PEROUVIOUS 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
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 - WV = WEST VILLAGES IMPROVEMENT DISTRICT
 - P.U.E. = PUBLIC UTILITY EASEMENT



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2315.00'	10°41'57"	432.30'	431.67'	S02°13'56"E
C2	700.00'	40°50'29"	498.97'	488.47'	N23°42'35"W
C3	560.00'	27°07'24"	265.10'	262.63'	N10°16'22"E
C4	175.00'	21°10'33"	64.68'	64.31'	N69°48'21"W
C5	30.00'	94°42'31"	49.59'	44.13'	S73°25'40"W
C6	750.00'	0°39'55"	8.71'	8.71'	N26°24'22"E
C7	30.00'	85°57'24"	45.01'	40.90'	N16°14'22"W
C8	765.00'	22°31'50"	300.82'	298.89'	S60°33'15"W
C9	30.00'	78°42'37"	41.21'	38.05'	N68°49'31"W
C10	835.00'	7°55'35"	115.52'	115.43'	N33°26'01"W
C11	250.00'	102°38'37"	447.87'	390.33'	N13°55'30"E
C12	410.00'	0°46'26"	5.54'	5.54'	S64°51'36"W
C13	620.00'	38°36'40"	417.81'	409.95'	N83°46'42"E
C14	35.00'	138°05'38"	84.36'	65.37'	N34°02'13"E
C15	965.00'	1°35'15"	26.74'	26.74'	S51°26'06"E
C16	15.00'	85°35'18"	22.41'	20.38'	N67°43'01"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	635.00'	12°59'55"	144.06'	143.75'	S75°59'17"E
C18	25.00'	68°26'51"	29.87'	28.12'	S09°18'02"E
C19	670.00'	12°00'29"	140.42'	140.16'	S37°31'13"E
C20	35.00'	83°53'35"	51.25'	46.79'	S73°27'47"E
C21	35.00'	60°29'15"	36.95'	35.26'	N34°20'49"E
C22	30.00'	122°13'07"	63.99'	52.53'	S81°10'59"E
C23	220.00'	145°21'55"	558.16'	420.06'	S69°36'34"E
C24	30.00'	139°41'02"	73.14'	56.32'	S66°46'08"E

LINE	BEARING	DISTANCE
L1	S59°47'40"W	164.68'
L2	N86°42'40"E	140.00'
L3	N09°36'23"E	58.51'
L4	N59°13'04"W	27.50'
L5	N63°55'35"W	50.00'
L6	N59°13'04"W	129.60'
L7	N30°46'56"E	210.00'
L8	N24°45'11"W	160.00'
L9	N25°31'37"W	210.00'
L10	N62°56'17"E	169.56'
L11	N36°31'21"E	28.89'
L12	S68°04'37"E	123.19'
L13	N24°55'23"E	73.86'
L14	S65°04'37"E	60.00'
L15	N64°35'26"E	44.11'
L16	N37°42'28"E	108.15'

KEY SHEET

NOTES:
COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00) AND BEARINGS ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF PRETO BOULEVARD HAVING A BEARING OF S03°07'03"W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON US&GS MONUMENT 1634 (PID D03126), PUBLISHED ELEVATION = 8.15 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.

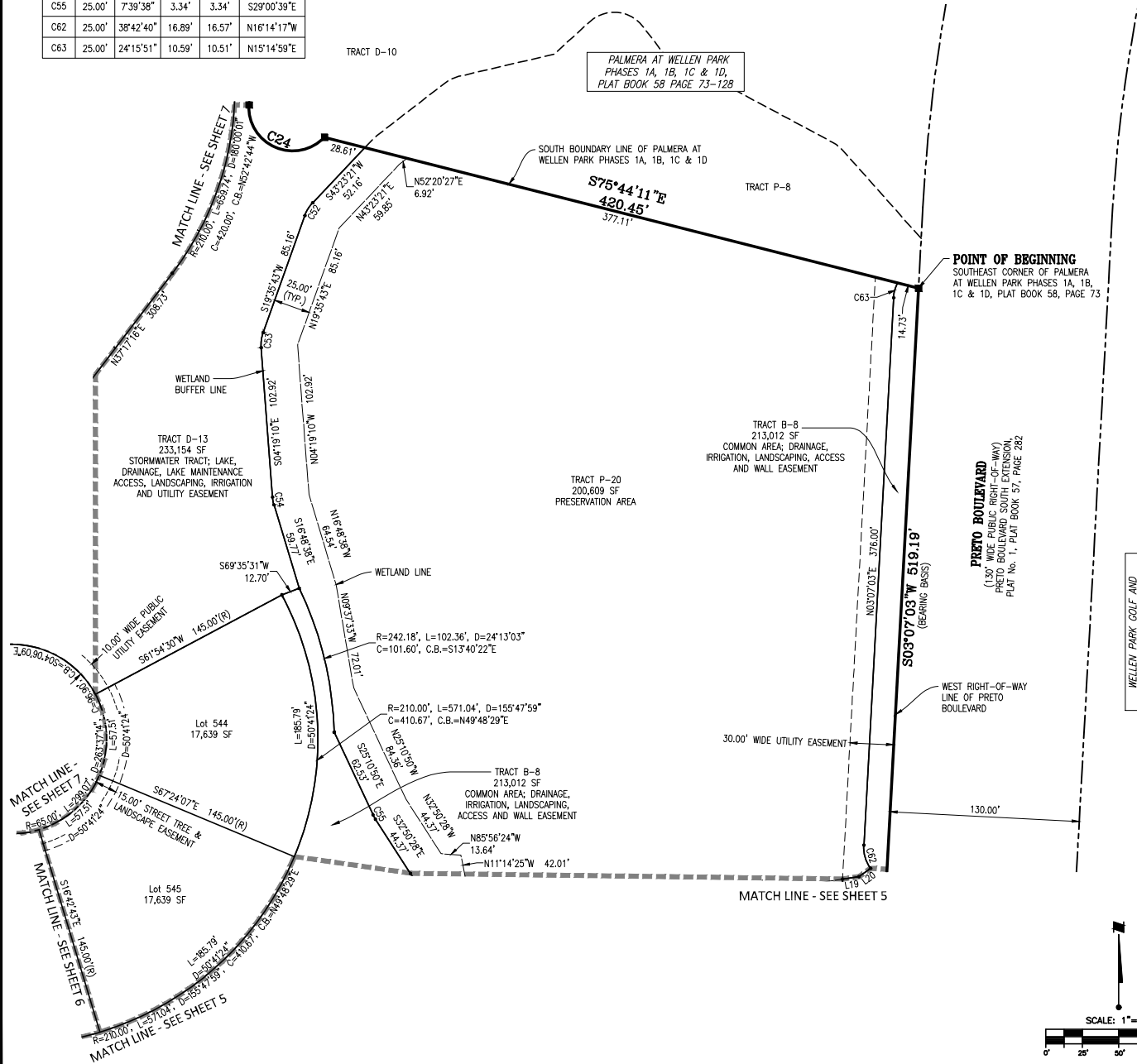
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Palmera at Wellen Park, Phase 2A

A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

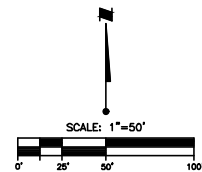
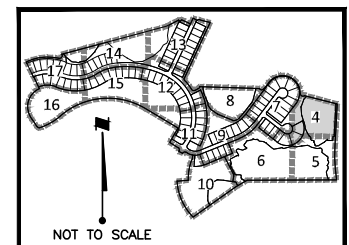
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	30.00'	139°41'02"	73.14'	56.32'	S66°46'08"E
C52	25.00'	23°47'38"	10.38'	10.31'	S31°29'32"W
C53	25.00'	23°54'53"	10.43'	10.36'	S07°38'16"W
C54	25.00'	12°29'27"	5.45'	5.44'	S10°33'54"E
C55	25.00'	7°39'38"	3.34'	3.34'	S29°00'39"E
C62	25.00'	38°42'40"	16.89'	16.57'	N16°14'17"W
C63	25.00'	24°15'51"	10.59'	10.51'	N15°14'59"E

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N81°22'06"E	11.42'
L20	N54°24'23"E	9.80'



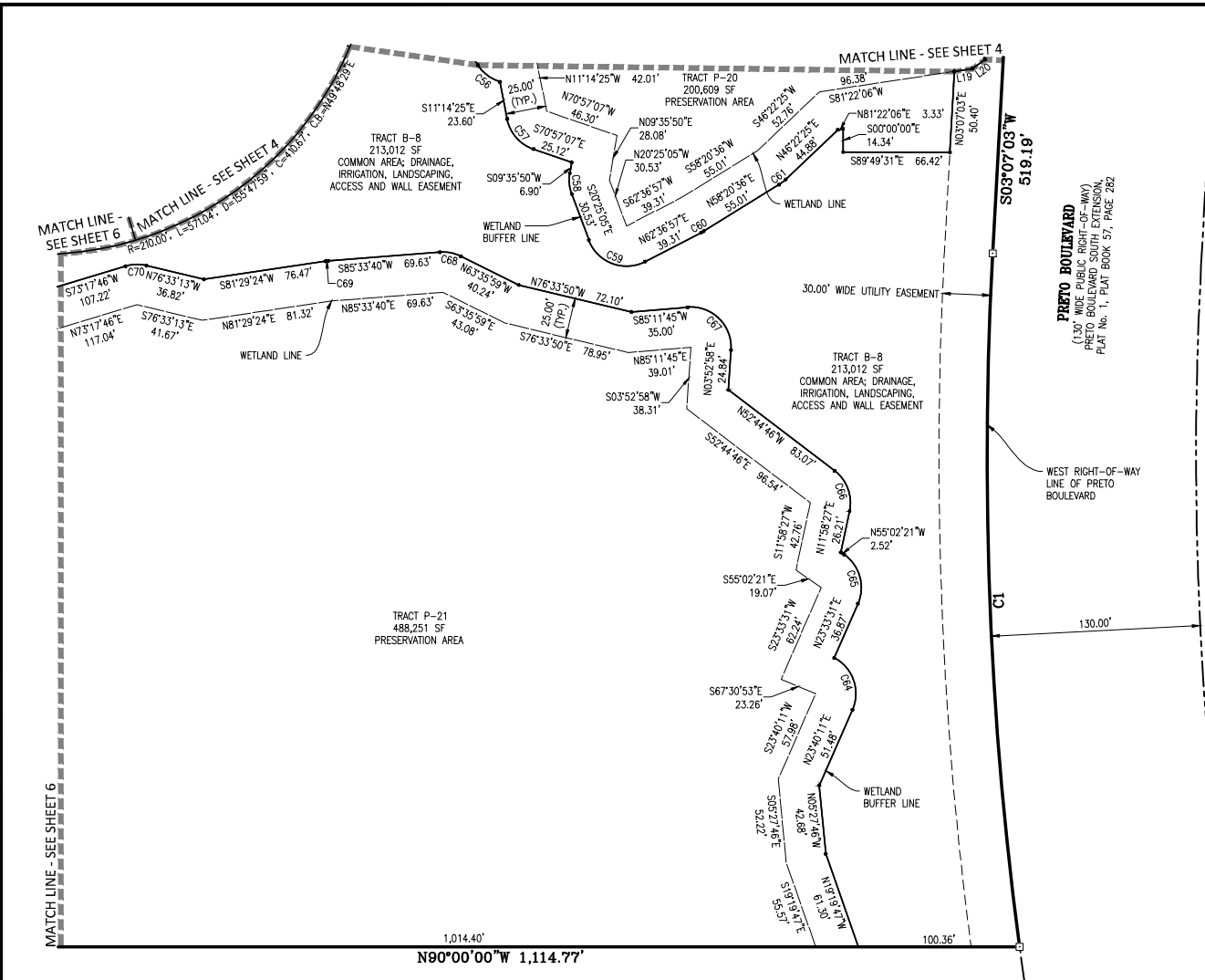
- LEGEND:
- = ANGLE POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT 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)
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 - WVD = WEST VILLAGES IMPROVEMENT DISTRICT
 - P.U.E. = PUBLIC UTILITY EASEMENT

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



Palmera at Wellen Park, Phase 2A

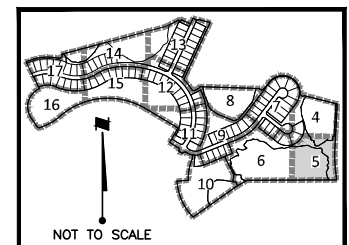
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CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA



- LEGEND:
- = ANGLE POINT
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 - = CENTRAL ANGLE
 - = ARC LENGTH OF CURVE
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TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

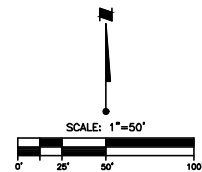


UNPLATTED
SECTION 7, TOWNSHIP 40
SOUTH, RANGE 20 EAST

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N81°22'06"E	11.42'
L20	N54°24'23"E	9.80'

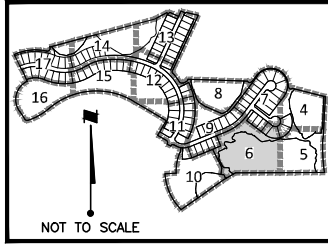
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2315.00'	10°41'57"	432.30'	431.67'	S02°13'56"E
C56	25.00'	40°07'54"	17.51'	17.15'	S52°54'25"E
C57	25.00'	59°42'42"	26.05'	24.89'	S41°05'46"E
C58	25.00'	30°00'56"	13.10'	12.95'	S05°24'37"E
C59	25.00'	96°57'57"	42.31'	37.44'	S68°54'04"E
C60	25.00'	4°16'21"	1.86'	1.86'	N60°28'47"E
C61	25.00'	11°58'11"	6.22'	5.21'	N52°21'31"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C64	25.00'	86°06'01"	37.57'	34.13'	N19°22'50"W
C65	25.00'	78°35'52"	34.29'	31.67'	N15°44'25"W
C66	25.00'	64°43'13"	28.24'	26.76'	N20°23'10"W
C67	25.00'	98°41'13"	43.06'	37.93'	N45°27'38"W
C68	25.00'	30°50'21"	13.46'	13.29'	N79°01'09"W
C69	25.00'	4°04'16"	1.78'	1.78'	S83°31'32"W
C70	25.00'	30°09'01"	13.16'	13.00'	S88°22'17"W



Palmera at Wellen Park, Phase 2A

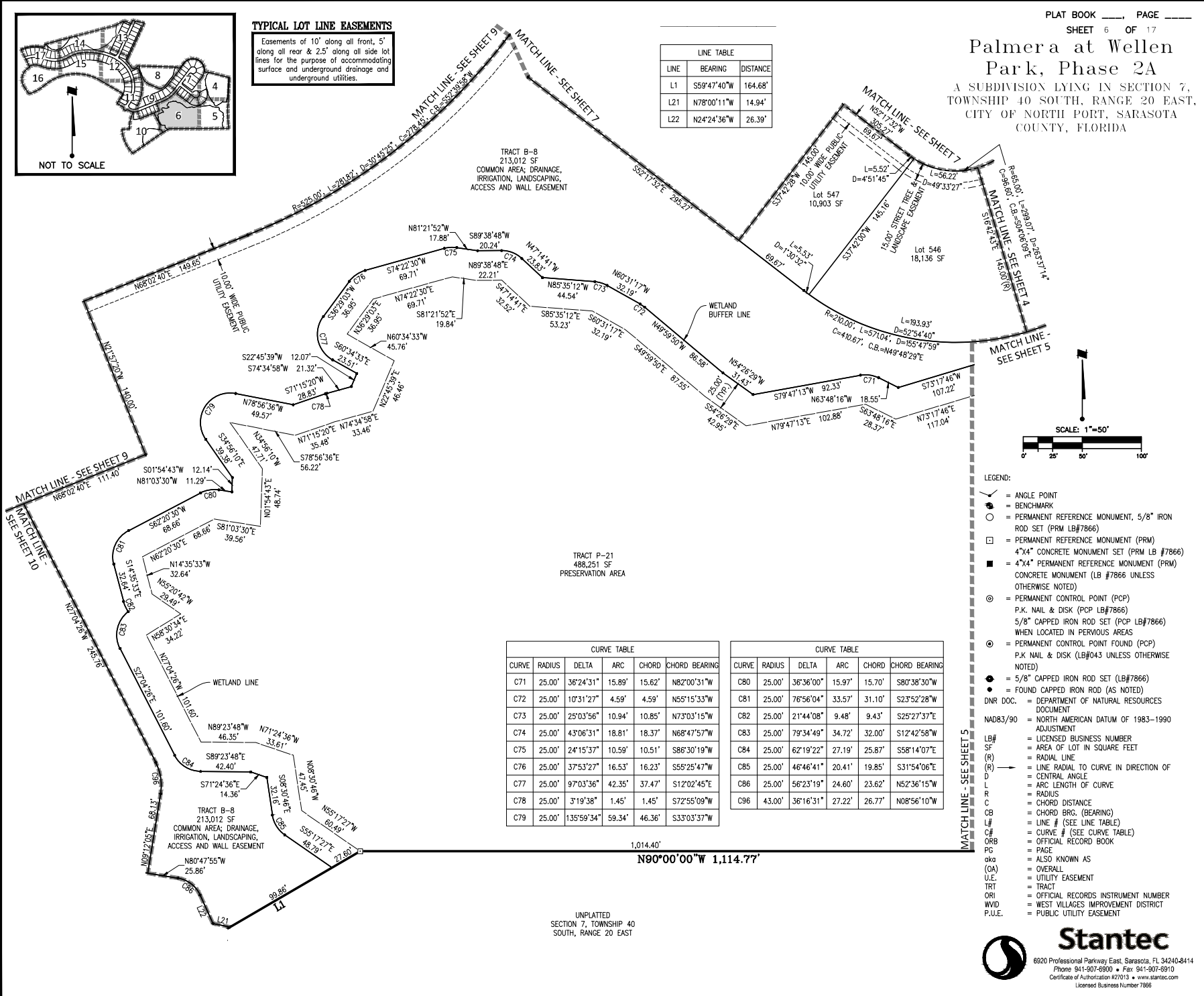
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA



TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°47'40"W	164.68'
L21	N78°00'11"W	14.94'
L22	N2°24'36"W	26.39'



TRACT B-8
213,012 SF
COMMON AREA; DRAINAGE,
IRRIGATION, LANDSCAPING,
ACCESS AND WALL EASEMENT

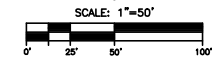
TRACT P-21
488,251 SF
PRESERVATION AREA

TRACT B-9
213,012 SF
COMMON AREA; DRAINAGE,
IRRIGATION, LANDSCAPING,
ACCESS AND WALL EASEMENT

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C71	25.00'	36°24'31"	15.89'	15.62'	N82°00'31"W
C72	25.00'	10°31'27"	4.59'	4.59'	N55°15'33"W
C73	25.00'	25°03'56"	10.94'	10.85'	N73°03'15"W
C74	25.00'	43°06'31"	18.81'	18.37'	N68°47'57"W
C75	25.00'	24°15'37"	10.59'	10.51'	S86°30'19"W
C76	25.00'	37°53'27"	16.53'	16.23'	S55°25'47"W
C77	25.00'	97°03'36"	42.35'	37.47'	S12°02'45"E
C78	25.00'	3°19'38"	1.45'	1.45'	S72°55'09"W
C79	25.00'	135°59'34"	59.34'	46.36'	S33°03'37"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C80	25.00'	36°36'00"	15.97'	15.70'	S80°38'30"W
C81	25.00'	76°56'04"	33.57'	31.10'	S23°52'28"W
C82	25.00'	21°44'08"	9.48'	9.43'	S25°27'37"E
C83	25.00'	79°34'49"	34.72'	32.00'	S12°42'58"W
C84	25.00'	62°19'22"	27.19'	25.87'	S58°14'07"E
C85	25.00'	46°46'41"	20.41'	19.85'	S31°54'06"E
C86	25.00'	56°23'19"	24.60'	23.62'	N52°36'15"W
C96	43.00'	36°16'31"	27.22'	26.77'	N08°56'10"W

- 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 (P.CP LB#7866)
 - = 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - = PERMANENT CONTROL POINT FOUNDED (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 CENTRAL ANGLE
 - = L = ARC LENGTH OF CURVE
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 - = ORB = OFFICIAL RECORD BOOK
 - = PG = PAGE
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UNPLATTED
SECTION 7, TOWNSHIP 40
SOUTH, RANGE 20 EAST

Palmera at Wellen Park, Phase 2A

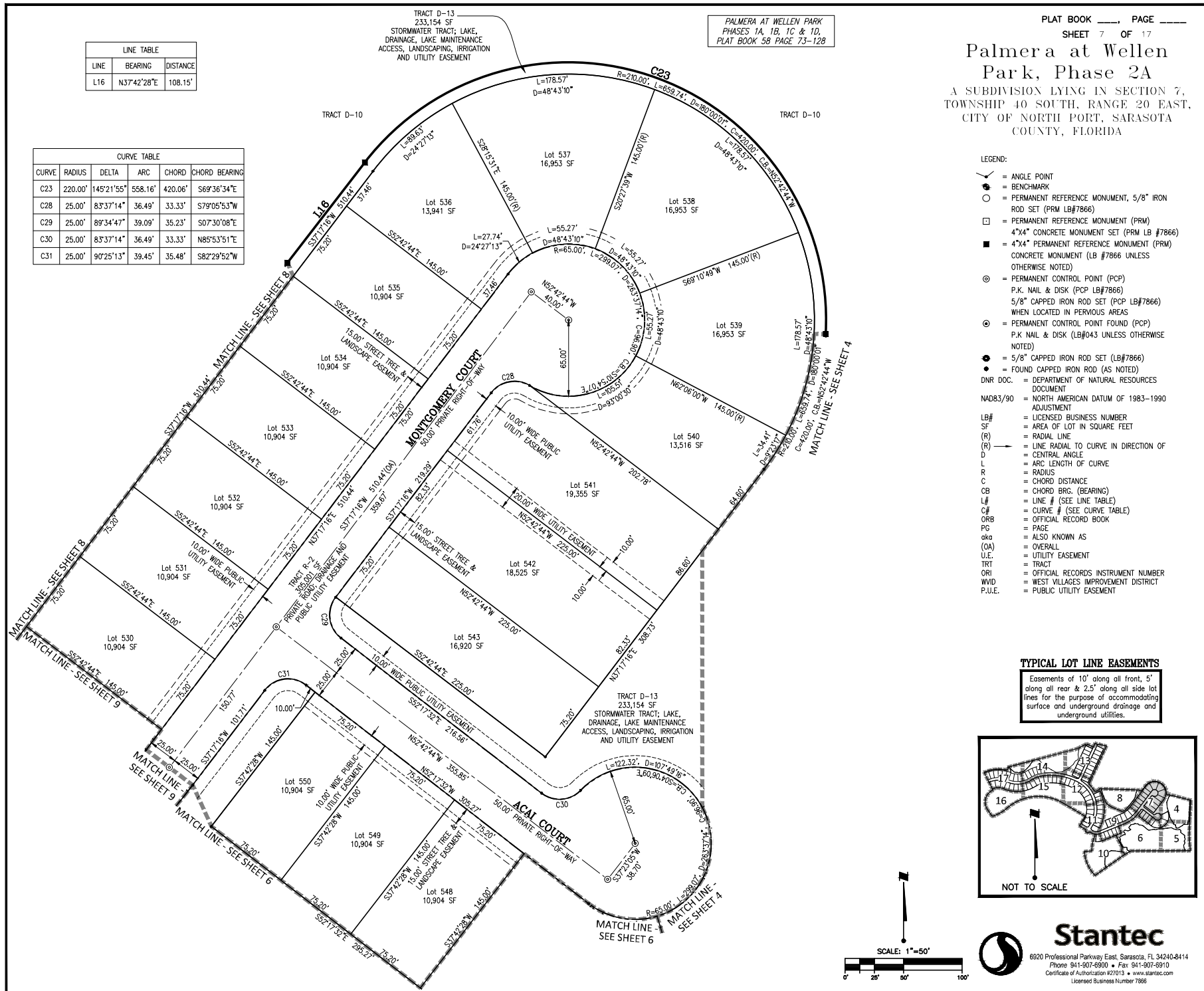
A SUBDIVISION LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N37°42'28"E	108.15'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C23	220.00'	145°21'55"	558.16'	420.06'	S69°36'34"E
C28	25.00'	83°37'14"	36.49'	33.33'	S79°05'53"W
C29	25.00'	89°34'47"	39.09'	35.23'	S07°30'08"E
C30	25.00'	83°37'14"	36.49'	33.33'	N85°53'51"E
C31	25.00'	90°25'13"	39.45'	35.48'	S82°29'52"W

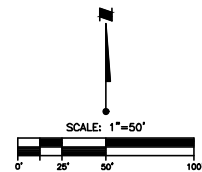
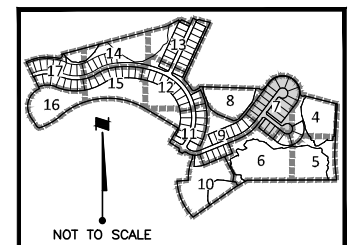
TRACT D-13
233,154 SF
STORMWATER TRACT, LAKE,
DRAINAGE, LAKE MAINTENANCE
ACCESS, LANDSCAPING, IRRIGATION
AND UTILITY EASEMENT

PALMERA AT WELLEN PARK
PHASES 1A, 1B, 1C & 1D,
PLAT BOOK 58 PAGE 73-128



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TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



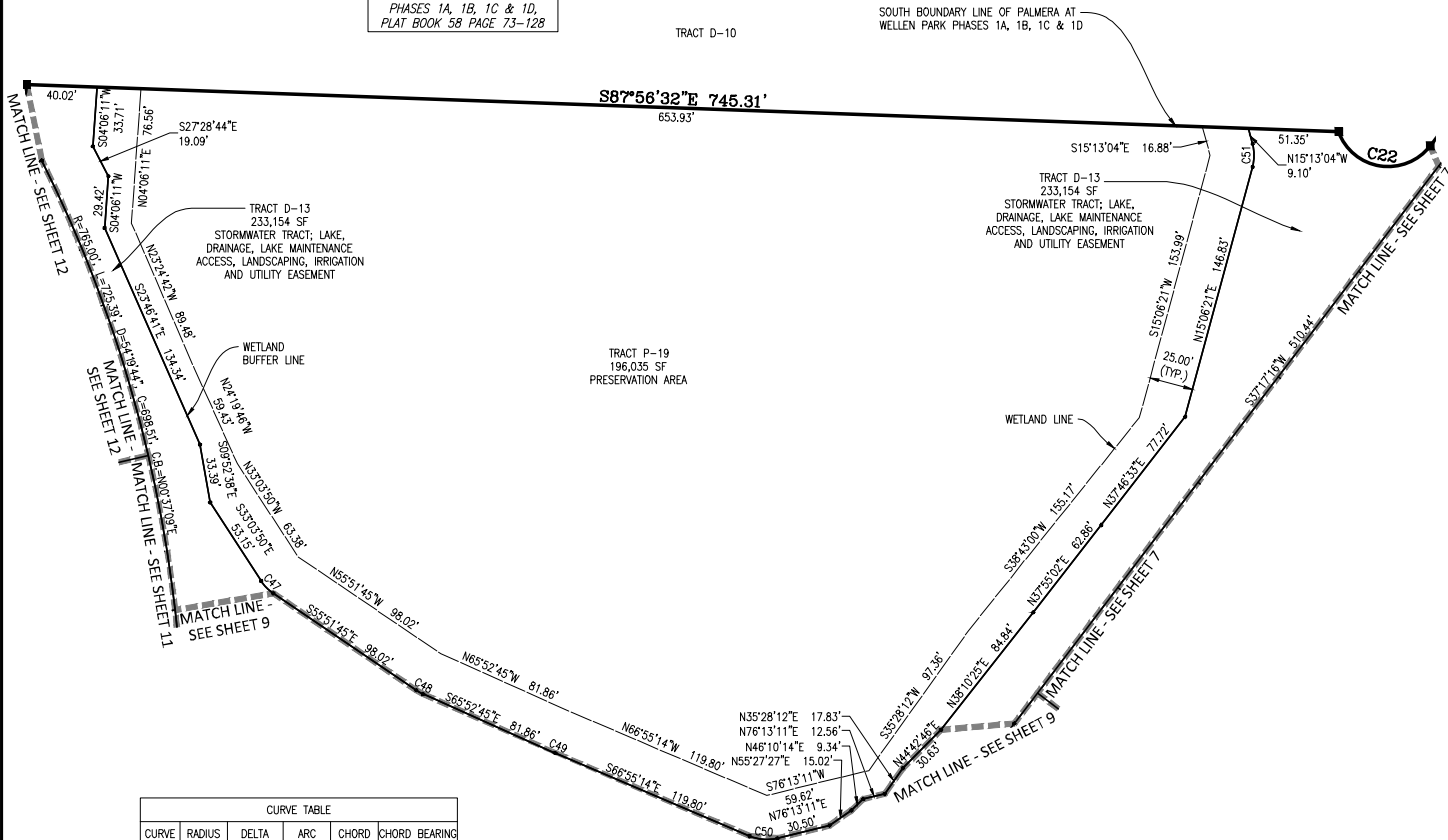
Palmera at Wellen Park, Phase 2A

A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

LEGEND:

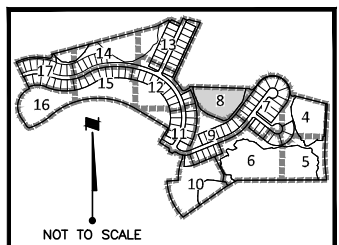
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PALMERA AT WELLEN PARK
PHASES 1A, 1B, 1C & 1D,
PLAT BOOK 58 PAGE 73-128

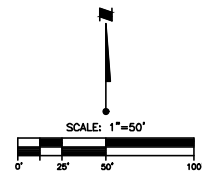


TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	30.00'	122°13'07"	63.99'	52.53'	S81°10'59"E
C47	25.00'	22°47'55"	9.95'	9.88'	S44°27'48"E
C48	25.00'	1°01'00"	4.37'	4.37'	S60°52'15"E
C49	25.00'	1°02'29"	0.45'	0.45'	S66°23'59"E
C50	25.00'	36°51'34"	16.08'	15.81'	S85°21'01"E
C51	25.00'	30°19'25"	13.23'	13.08'	N00°03'22"W



**Palmera at Wellen
Park, Phase 2A**
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

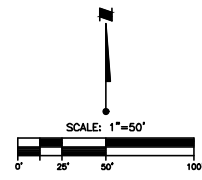
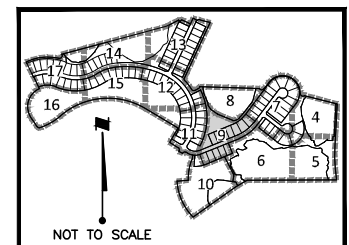


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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C48	25.00'	10°01'00"	4.37'	4.37'	S60°52'15"E
C49	25.00'	1°02'29"	0.45'	0.45'	S66°23'59"E
C50	25.00'	36°51'34"	16.08'	15.81'	S85°21'01"E
C97	175.00'	2°05'05"	6.37'	6.37'	N69°05'13"E

TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



Palmera at Wellen Park, Phase 2A

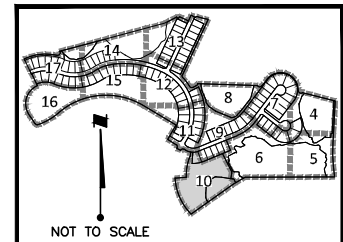
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

LEGEND:

- = ANGLE POINT
- = BENCHMARK
-
-
-
- = PERMANENT CONTROL POINT (PCP)
- = P.K. NAIL & DISK (PCP LB#7866)
-
- = PERMANENT CONTROL POINT FOUND (PCP)
- = P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
-
- = FOUND CAPPED IRON ROD (AS NOTED)
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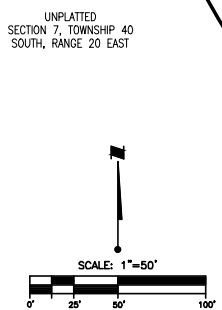
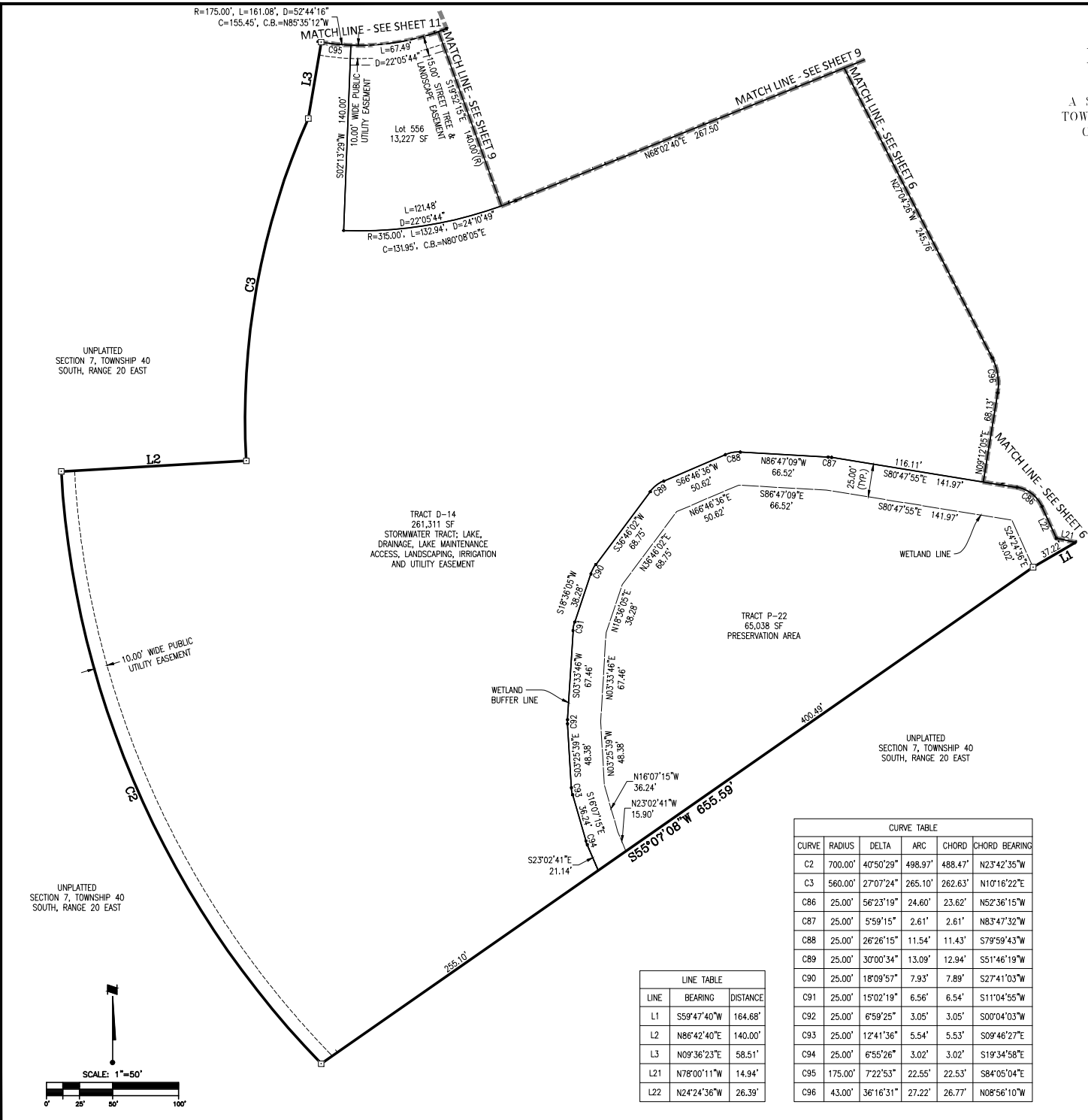
TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	700.00'	40°50'29"	498.97'	488.47'	N23°42'35"W
C3	560.00'	27°07'24"	265.10'	262.63'	N10°16'22"E
C86	25.00'	56°23'19"	24.60'	23.62'	N52°36'15"W
C87	25.00'	5°59'15"	2.61'	2.61'	N83°47'32"W
C88	25.00'	26°26'15"	11.54'	11.43'	S79°59'43"W
C89	25.00'	30°00'34"	13.09'	12.94'	S51°46'19"W
C90	25.00'	18°09'57"	7.93'	7.89'	S27°41'03"W
C91	25.00'	15°02'19"	6.56'	6.54'	S11°04'55"W
C92	25.00'	6°59'25"	3.05'	3.05'	S00°04'03"W
C93	25.00'	12°41'36"	5.54'	5.53'	S09°46'27"E
C94	25.00'	6°55'26"	3.02'	3.02'	S19°34'58"E
C95	175.00'	7°22'53"	22.55'	22.53'	S84°05'04"E
C96	43.00'	36°16'31"	27.22'	26.77'	N08°56'10"W

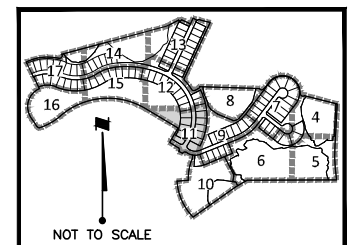
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°47'40"W	164.68'
L2	N86°42'40"E	140.00'
L3	N09°36'23"E	58.51'
L21	N78°00'11"W	14.94'
L22	N24°24'36"W	26.39'



**Palmera at Wellen
Park, Phase 2A**
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

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TYPICAL LOT LINE EASEMENTS
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MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 10

TRACT D-12
594,403 SF
STORMWATER TRACT; LAKE,
DRAINAGE, LAKE MAINTENANCE
ACCESS, LANDSCAPING, IRRIGATION
AND UTILITY EASEMENT

UNPLATTED
SECTION 7,
TOWNSHIP 40 SOUTH,
RANGE 20 EAST

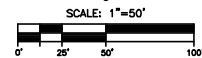
TRACT R-2
305,001 SF
PRIVATE ROAD; DRAINAGE AND
PUBLIC UTILITY EASEMENT

TRACT D-13
233,154 SF
STORMWATER TRACT; LAKE,
DRAINAGE, LAKE MAINTENANCE
ACCESS, LANDSCAPING, IRRIGATION
AND UTILITY EASEMENT

UNPLATTED
SECTION 7, TOWNSHIP 40 SOUTH,
RANGE 20 EAST

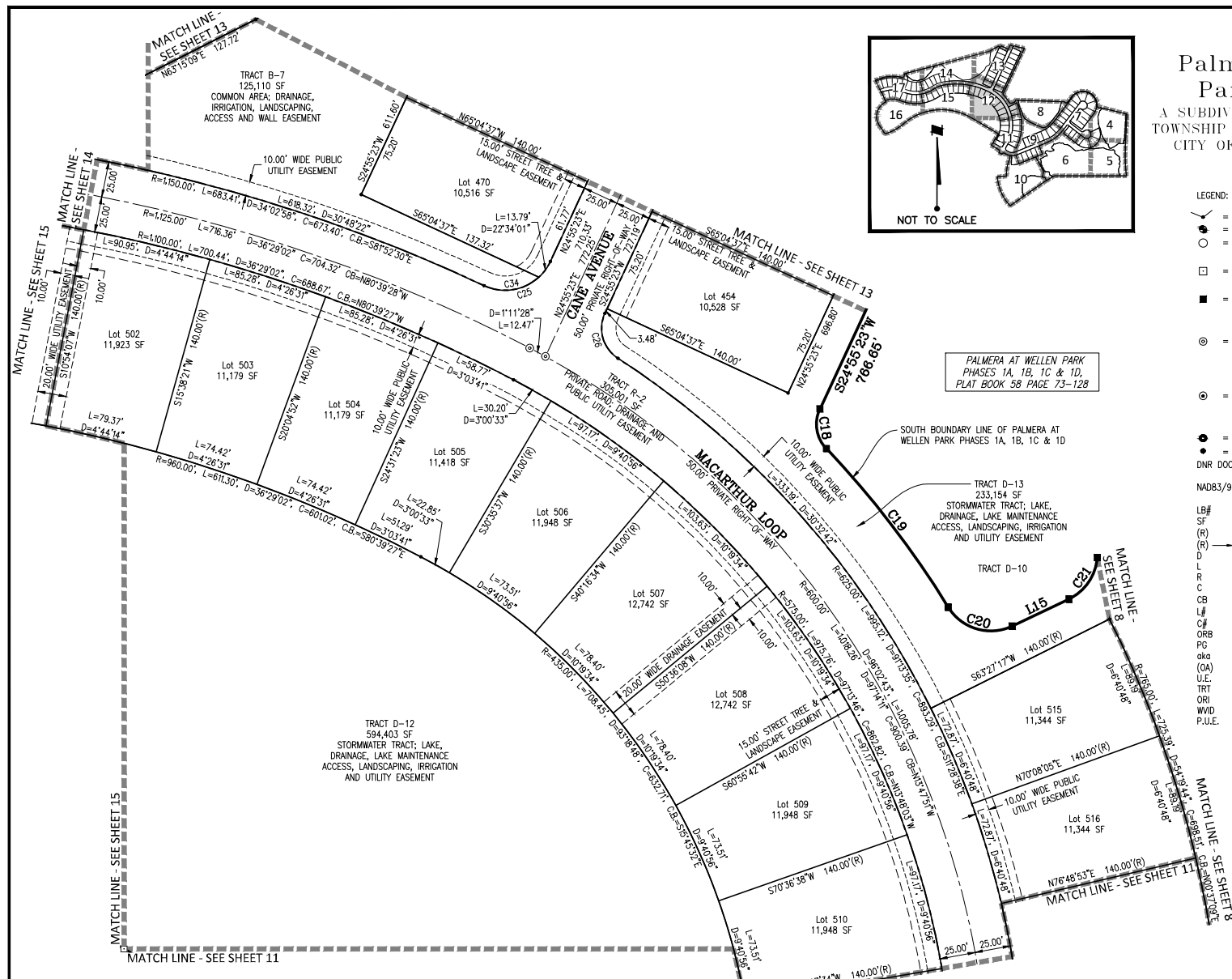
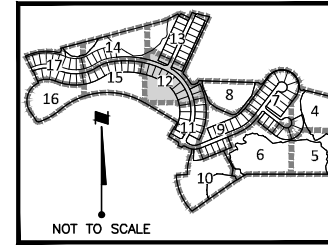
LINE TABLE		
LINE	BEARING	DISTANCE
L4	N59°13'04"W	27.50'
L5	N63°55'35"W	50.00'
L6	N59°13'04"W	129.60'
L7	N30°46'56"E	210.00'
L17	S59°13'04"E	27.59'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C4	175.00'	21°11'33"	64.68'	64.31'	N69°48'21"W
C5	30.00'	94°42'31"	49.59'	44.13'	S73°25'40"W
C6	750.00'	0°39'55"	8.71'	8.71'	N26°24'22"E
C7	30.00'	85°57'24"	45.01'	40.90'	N16°14'22"W
C27	30.00'	93°21'13"	48.88'	43.65'	S12°32'28"E
C32	30.00'	85°58'06"	45.01'	40.91'	N77°47'53"E
C33	725.00'	8°44'50"	110.68'	110.58'	N30°26'50"E



Palmera at Wellen Park, Phase 2A

A SUBDIVISION LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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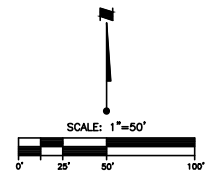
PALMERA AT WELLEN PARK PHASES 1A, 1B, 1C & 1D, PLAT BOOK 58 PAGE 73-128

SOUTH BOUNDARY LINE OF PALMERA AT WELLEN PARK PHASES 1A, 1B, 1C & 1D

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all rear & 2.5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N64°35'26"E	44.11'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	25.00'	68°26'51"	29.87'	28.12'	S09°18'02"E
C19	670.00'	12°00'29"	140.42'	140.16'	S37°31'13"E
C20	35.00'	83°53'35"	51.25'	46.79'	S73°27'47"E
C21	35.00'	60°29'15"	36.95'	35.26'	N34°20'49"E
C25	35.00'	90°13'36"	55.12'	49.60'	N70°02'11"E
C26	25.00'	82°00'48"	35.79'	32.81'	S16°05'01"E
C34	35.00'	67°39'35"	41.33'	38.97'	S81°19'12"W

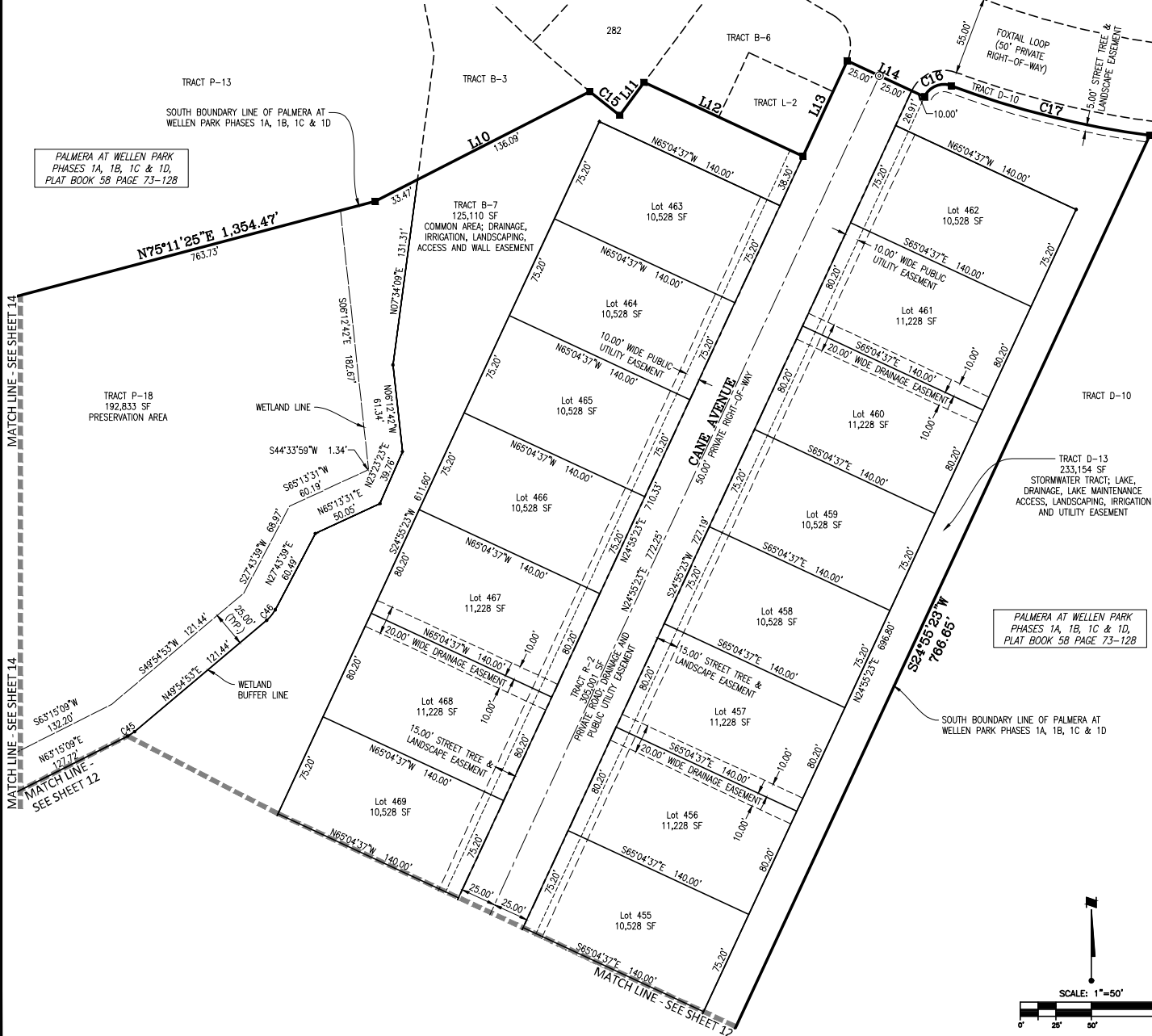


Palmera at Wellen Park, Phase 2A

A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

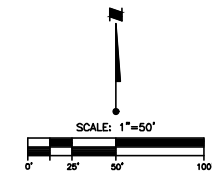
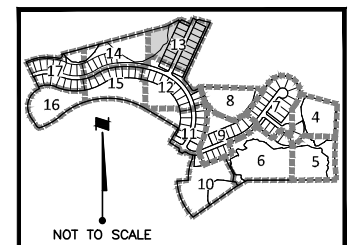
LINE TABLE		
LINE	BEARING	DISTANCE
L10	N62°56'17"E	169.56'
L11	N36°31'21"E	28.89'
L12	S65°04'37"E	123.19'
L13	N24°55'23"E	73.86'
L14	S65°04'37"E	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C15	965.00'	1°35'15"	26.74'	26.74'	S51°26'06"E
C16	15.00'	85°35'18"	22.41'	20.38'	N67°43'01"E
C17	635.00'	12°59'55"	144.06'	143.75'	S75°59'17"E
C45	25.00'	13°20'15"	5.82'	5.81'	N56°35'01"E
C46	25.00'	22°11'14"	9.68'	9.62'	N38°49'16"E



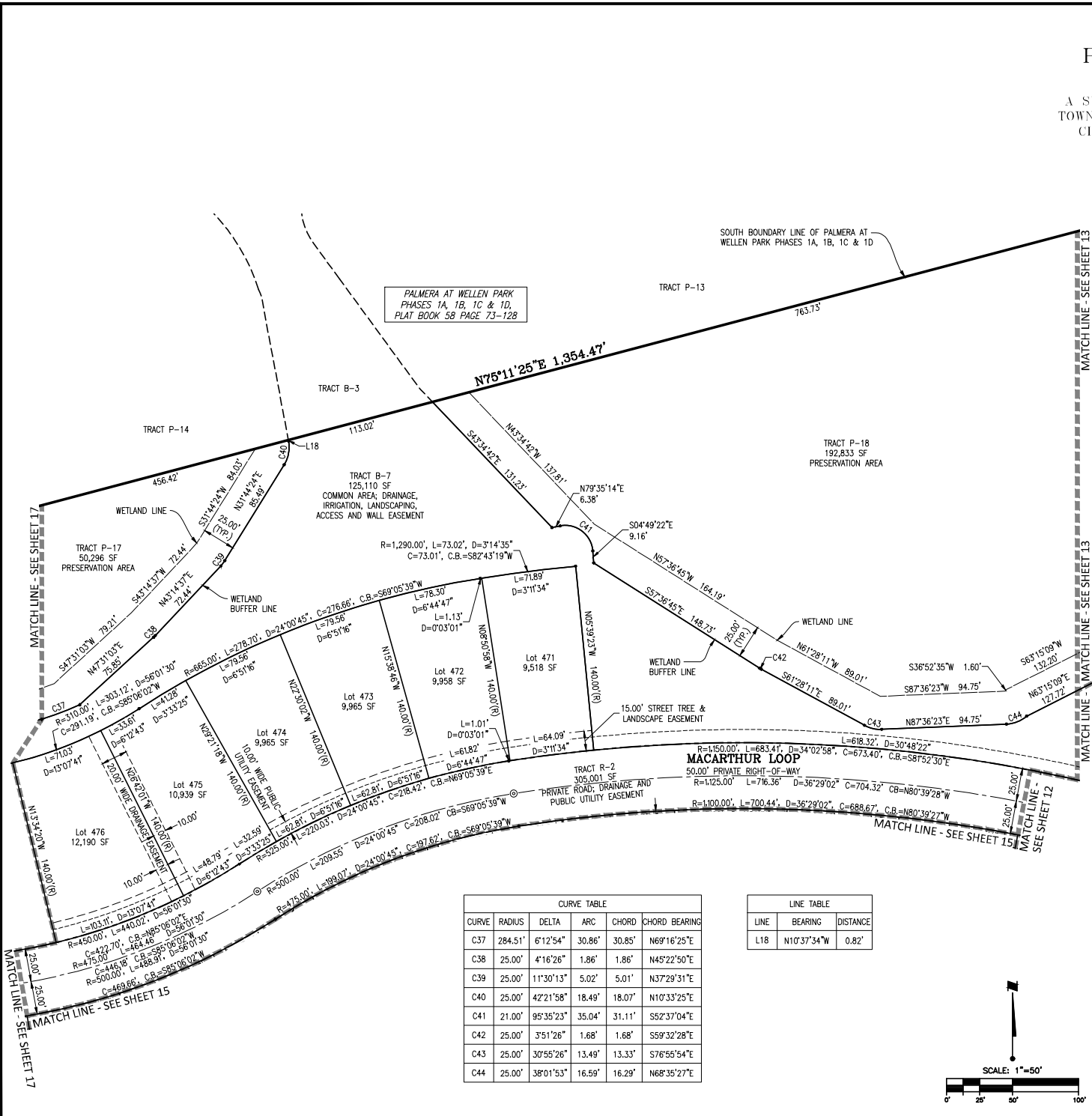
- LEGEND:
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 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - = 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #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
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TYPICAL LOT LINE EASEMENTS
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Palmera at Wellen Park, Phase 2A

A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
COUNTY, FLORIDA

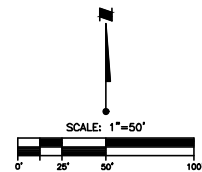
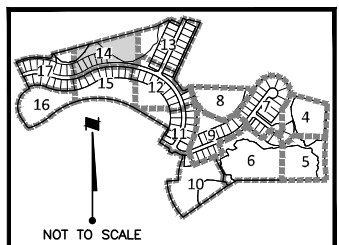


- LEGEND:
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CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C37	284.51'	6°12'54"	30.86'	30.85'	N69°16'25"E
C38	25.00'	4°16'26"	1.86'	1.86'	N45°22'50"E
C39	25.00'	11°30'13"	5.02'	5.01'	N37°29'31"E
C40	25.00'	42°21'58"	18.49'	18.07'	N10°33'25"E
C41	21.00'	95°35'23"	35.04'	31.11'	S52°37'04"E
C42	25.00'	3°51'26"	1.68'	1.68'	S59°32'28"E
C43	25.00'	30°55'26"	13.49'	13.33'	S76°55'54"E
C44	25.00'	38°01'53"	16.59'	16.29'	N68°35'27"E

LINE	BEARING	DISTANCE
L18	N10°37'34"W	0.82'

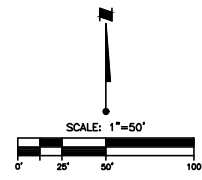
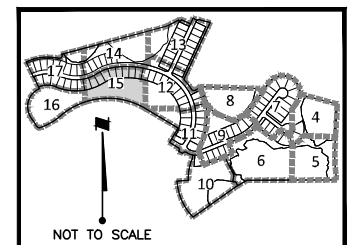


**Palmera at Wellen
Park, Phase 2A**
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA
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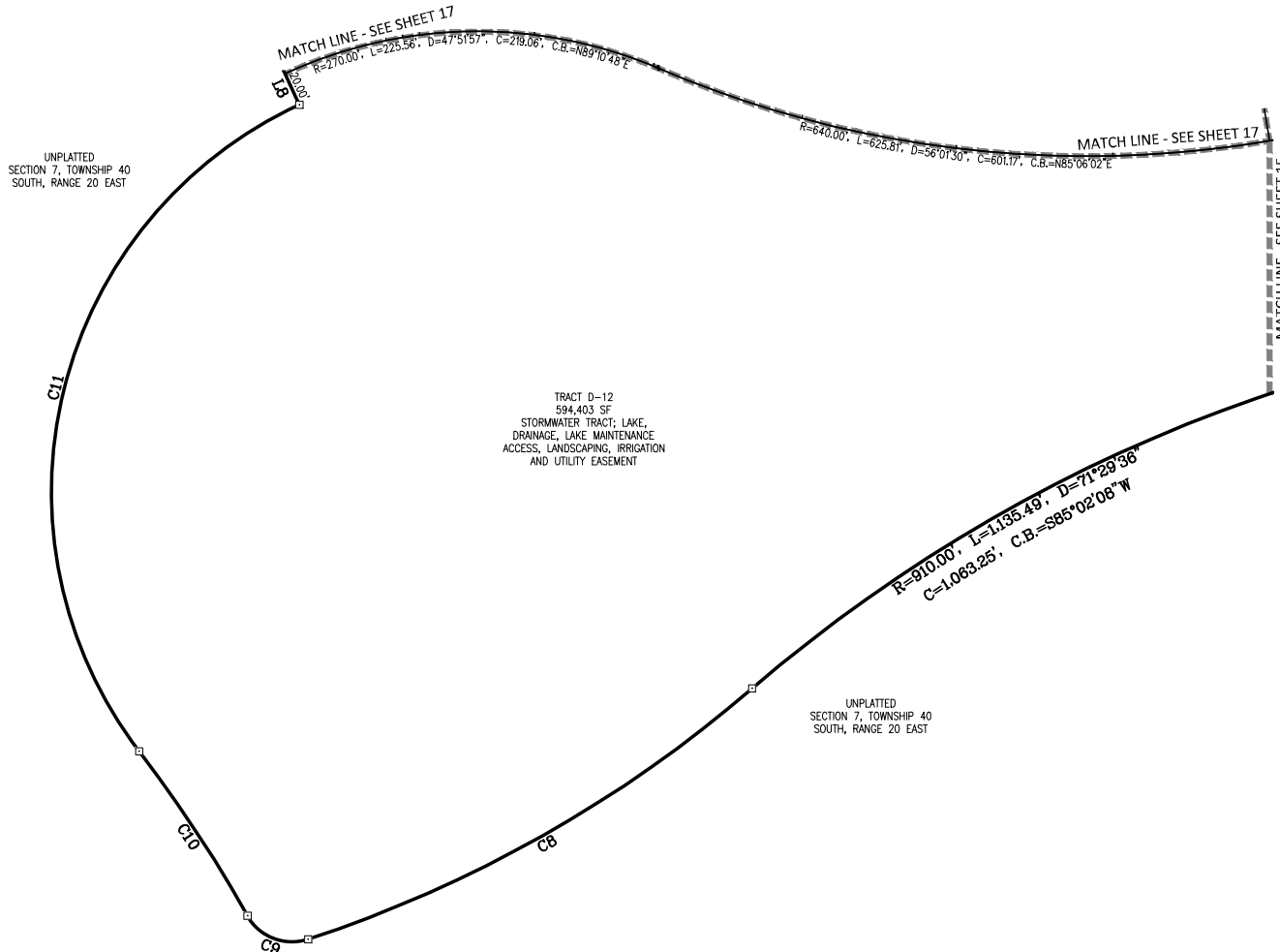


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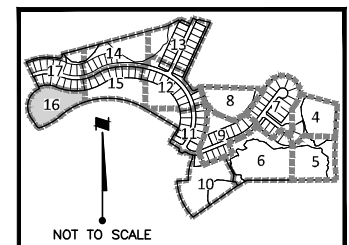


**Palmera at Wellen
Park, Phase 2A**
A SUBDIVISION LYING IN SECTION 7,
TOWNSHIP 40 SOUTH, RANGE 20 EAST,
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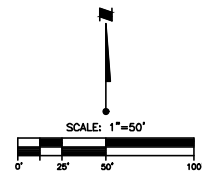


LINE TABLE

LINE	BEARING	DISTANCE
LB	N24°45'11"W	160.00'

CURVE TABLE

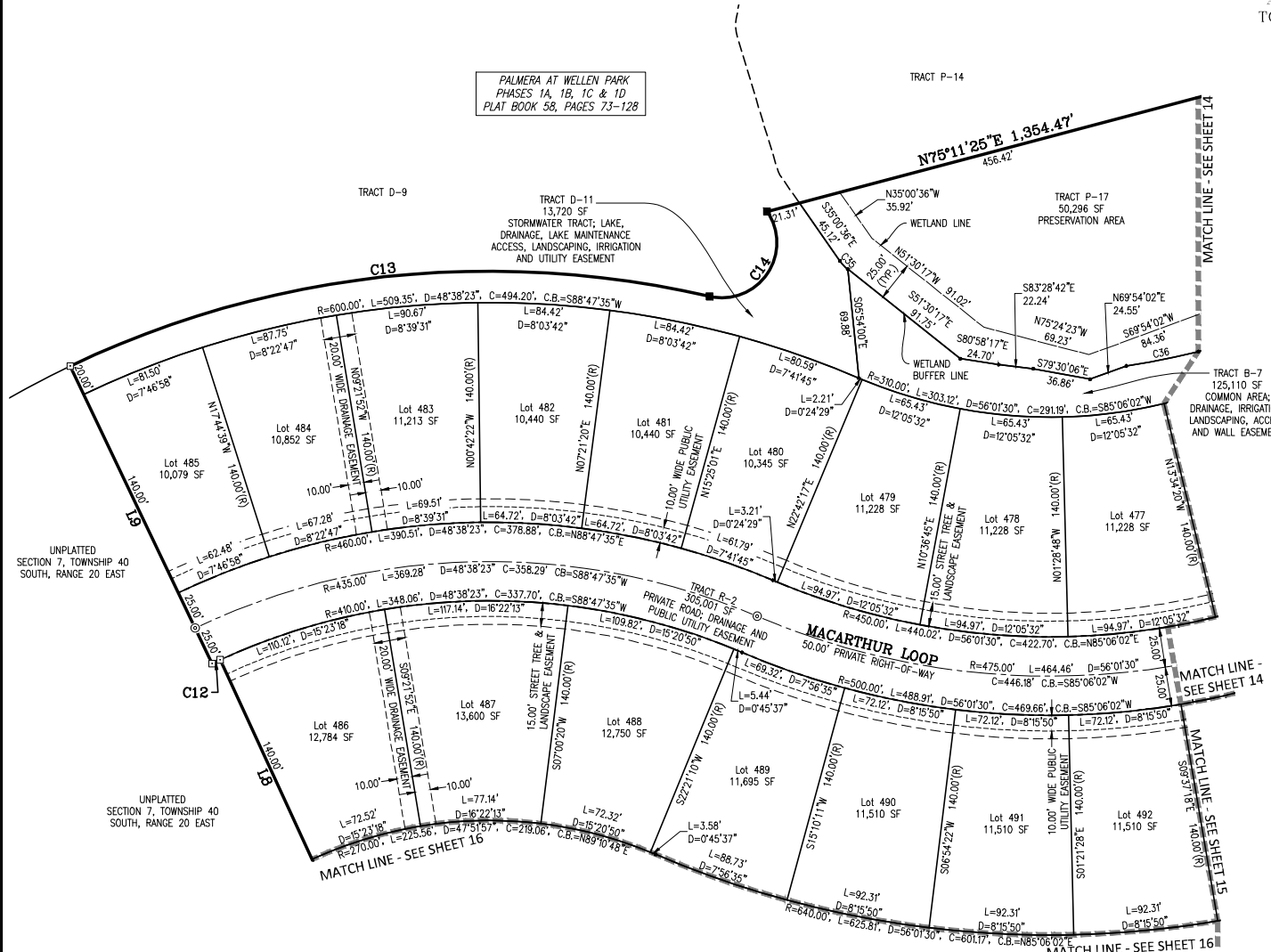
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	765.00'	22°31'50"	300.82'	298.89'	S60°33'15"W
C9	30.00'	78°42'37"	41.21'	38.05'	N68°49'31"W
C10	835.00'	7°55'35"	115.52'	115.43'	N33°26'01"W
C11	250.00'	102°38'37"	447.87'	390.33'	N13°55'30"E



Palmera at Wellen Park, Phase 2A

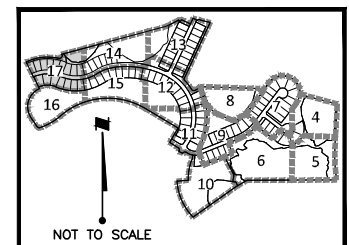
A SUBDIVISION LYING IN SECTION 7,
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PALMERA AT WELLEN PARK
PHASES 1A, 1B, 1C & 1D
PLAT BOOK 58, PAGES 73-128



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LINE	BEARING	DISTANCE
L8	N24°45'11"W	160.00'
L9	N25°31'37"W	210.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C12	410.00'	0°46'26"	5.54'	5.54'	S64°51'36"W
C13	620.00'	38°36'40"	417.81'	409.95'	N83°46'42"E
C14	35.00'	138°05'38"	84.36'	65.37'	N34°02'13"E
C35	25.00'	16°29'41"	7.20'	7.17'	S43°15'27"E
C36	503.05'	5°20'09"	46.85'	46.83'	N78°42'45"E

