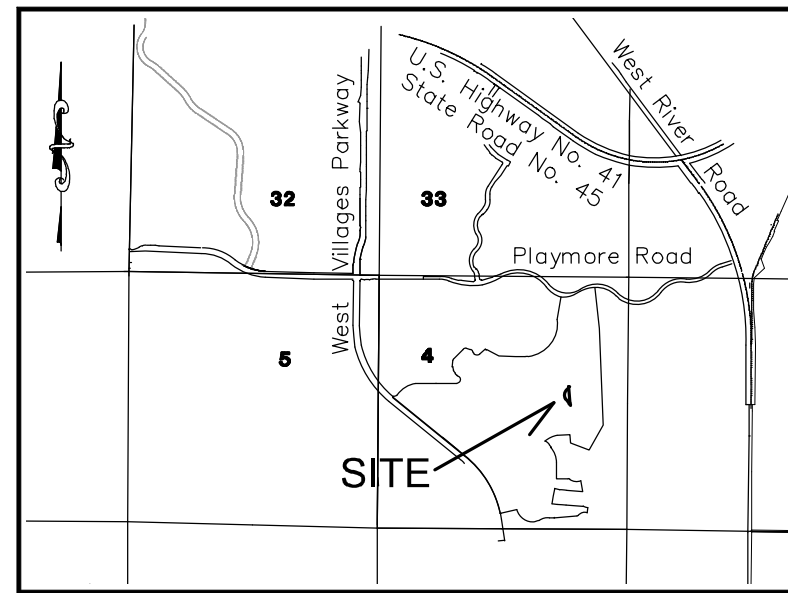


BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACTS 614 AND 910

A REPLAT OF A PORTION OF TRACTS 614 AND 910, 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.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Mattamy Tampa/Sarasota LLC, a Delaware limited liability company; (the "Owner") does hereby certify ownership of the property described on this plat entitled "BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 614 AND TRACT 910", and does hereby grant, convey, and dedicate said Plat for record.

Owner does hereby state and declare the following:

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.

Owner, as the fee simple owner, intends to dedicate and convey Tracts: 509A, Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements, to the West Villages Improvement District, for stormwater management and other lawful purposes, in fee simple by subsequent, separate instrument, and said tract and stormwater systems located thereon being the perpetual maintenance obligation of the District, its successors and/or assigns.

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 _____

NOTE:

"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.

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the fee simple absolute dedication of, and perpetual maintenance obligation for Tract 509A as shown on this plat, and hereby accepts the Lake Maintenance Access, Utility, Irrigation and Drainage Easements as shown 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 _____

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

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 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.

_____ Date:
City Surveyor & Mapper 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



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

BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACTS 614 AND 910

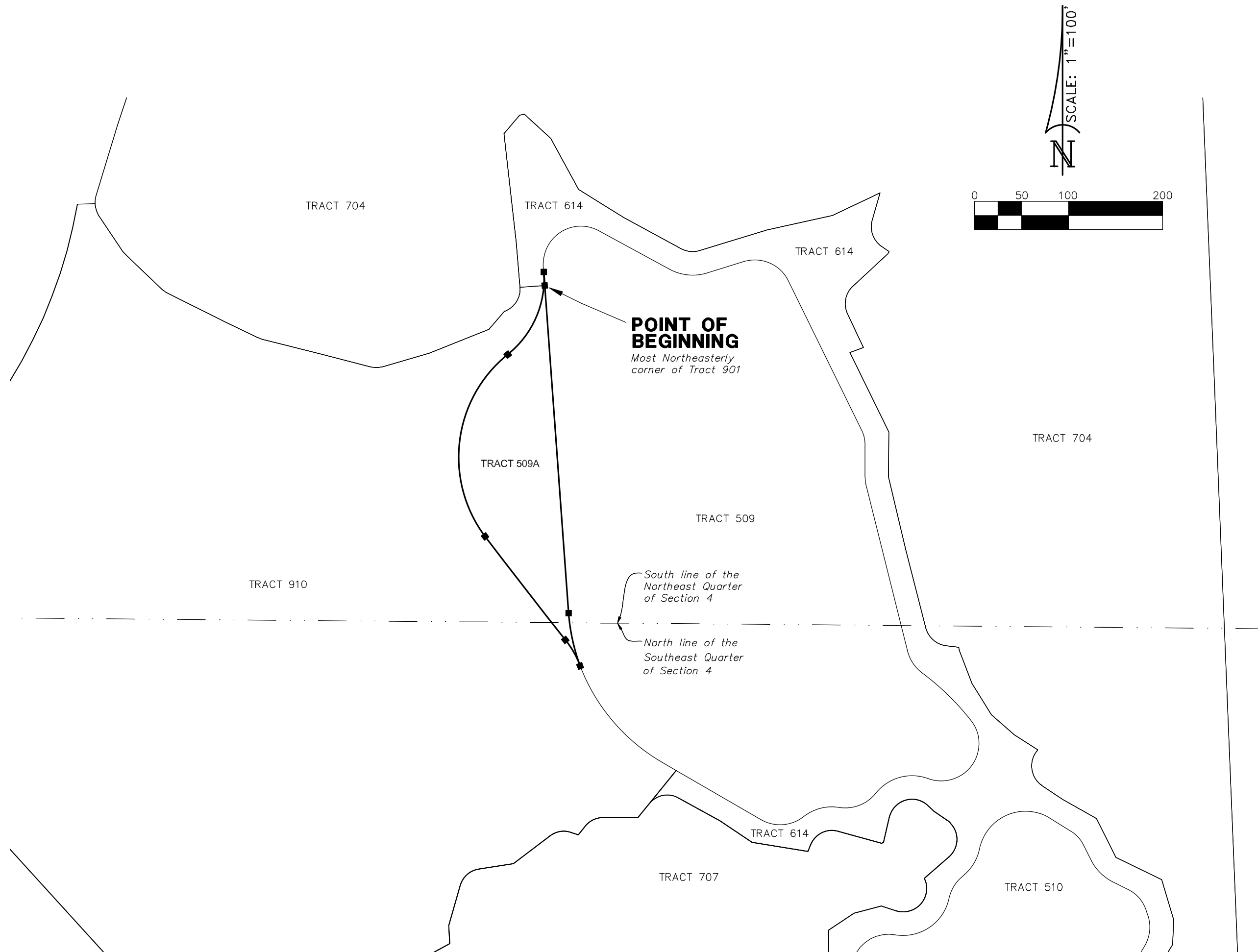
A REPLAT OF A PORTION OF TRACTS 614 AND 910, BRIGHTMORE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A part of Tracts 614 and 910, of the Plat of 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 most northeasterly corner of Tract 910, of the Plat of 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, thence along the common boundary line of Tracts 509 and 910 as shown said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, the following two (2) courses: (1) S.04°08'51"E., a distance of 349.05 feet to a point on a curve to the left having: a radius of 200.00 feet, a central angle of 16°34'18", a chord bearing of S.12°26'00"E., and a chord length of 57.64 feet; (2) thence along the arc of said curve, an arc length of 57.85 feet to a point on a compound curve to the left having: a radius of 103.00 feet, a central angle of 17°48'14", a chord bearing of N.29°37'16"W., and a chord length of 31.88 feet; thence leaving said common boundary line of Tract 509 and 910, along the arc of said curve, an arc length of 32.01 feet to a point on a reverse curve to the right having: a radius of 5313.91 feet, a central angle of 01°30'01", a chord bearing of N.37°46'23"W., and a chord length of 139.13 feet; thence along the arc of said curve, an arc length of 139.13 feet to a point on a compound curve to the right having: a radius of 140.00 feet, a central angle of 88°14'02", a chord bearing of N.07°05'38"E., and a chord length of 194.91 feet; thence along the arc of said curve, an arc length of 215.60 feet to a point on a reverse curve to the left having: a radius of 103.00 feet, a central angle of 55°21'30", a chord bearing of N.23°31'54"E., and a chord length of 95.69 feet; thence along the arc of said curve, an arc length of 99.52 feet to the common boundary line of Tracts 509 and 910 as shown on said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3; thence S.04°08'51"E., a distance of 14.45 feet to the POINT OF BEGINNING.

Parcel contains 23768 square feet, or 0.5456 acres, more or less.



LEGEND:

- S. F. Square Feet
- Match Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Set. (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:

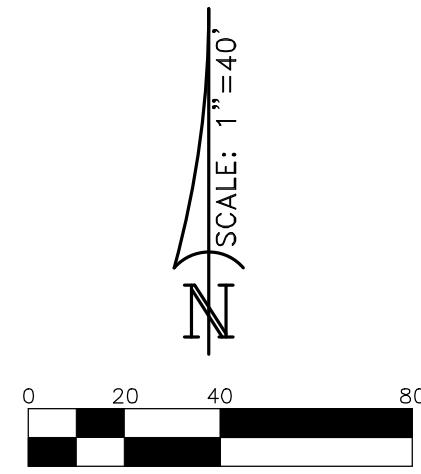
1. Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community--Panel 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.

TRACT LEGEND

NUMBER	DESCRIPTION	OWNERSHIP
509A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District

BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACTS 614 AND 910

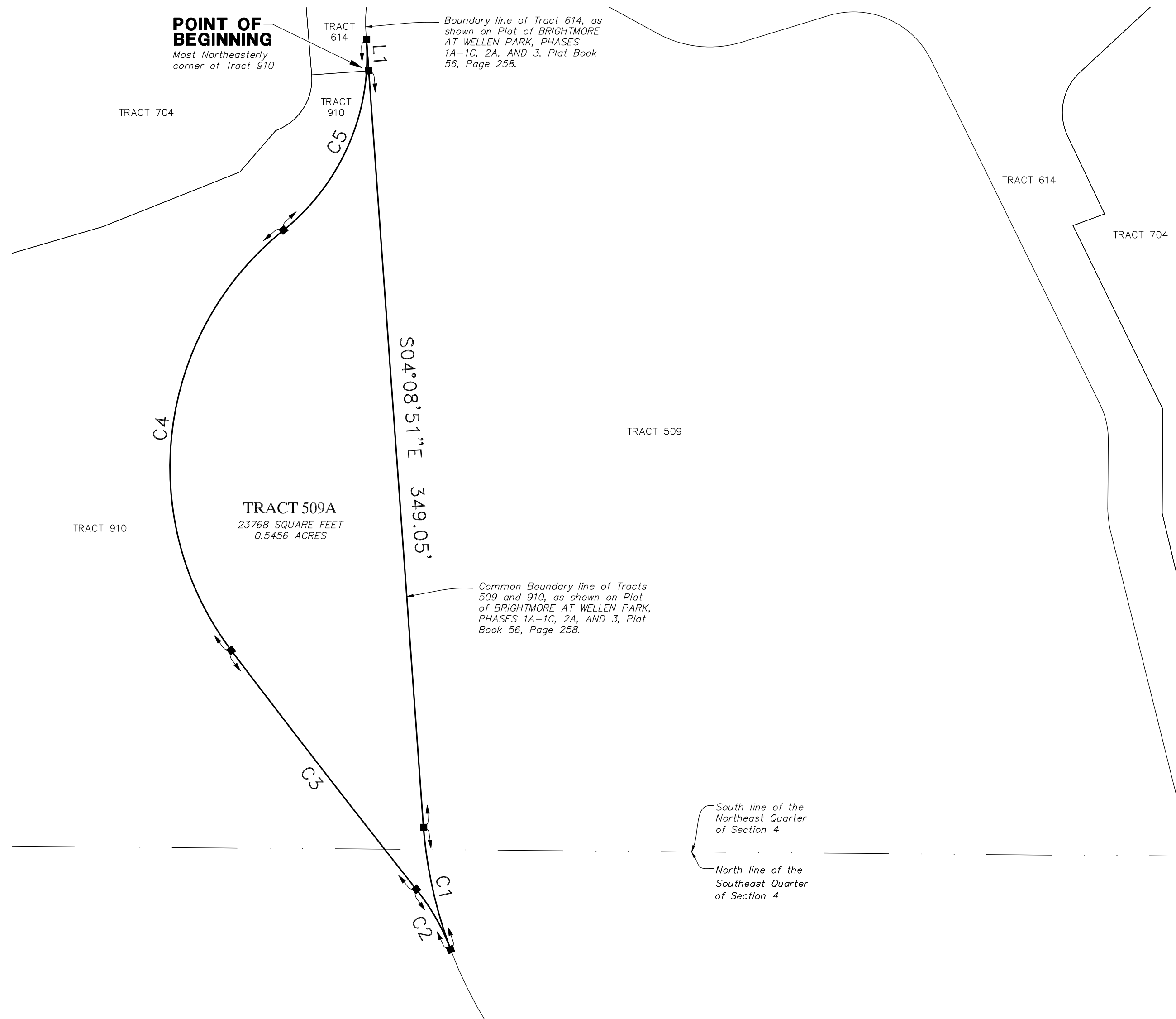
A REPLAT OF A PORTION OF TRACTS 614 AND 910, BRIGHTMORE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 4, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



- LEGEND:**
- S. F. Square Feet
 - Match Line
 - ⊕ Bench Mark
 - ORI Official Records Instrument
 - Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Set. (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	N04°08'51"E	14.45'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	200.00'	16°34'18"	S12°26'00"E	57.64'	57.85'
C2	103.00'	17°48'14"	N29°37'16"W	31.88'	32.01'
C3	5313.91'	1°30'01"	N37°46'23"W	139.13'	139.13'
C4	140.00'	88°14'02"	N07°05'38"E	194.91'	215.60'
C5	103.00'	55°21'30"	N23°31'54"E	95.69'	99.52'

TRACT LEGEND

NUMBER	DESCRIPTION	OWNERSHIP
509A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District