

# MANASOTA BEACH ROAD EXTENSION, PLAT No.1

A TRACT OF LAND LYING IN  
SECTIONS 5 & 6, TOWNSHIP  
40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT,  
SARASOTA COUNTY, FLORIDA

**NOTICE**

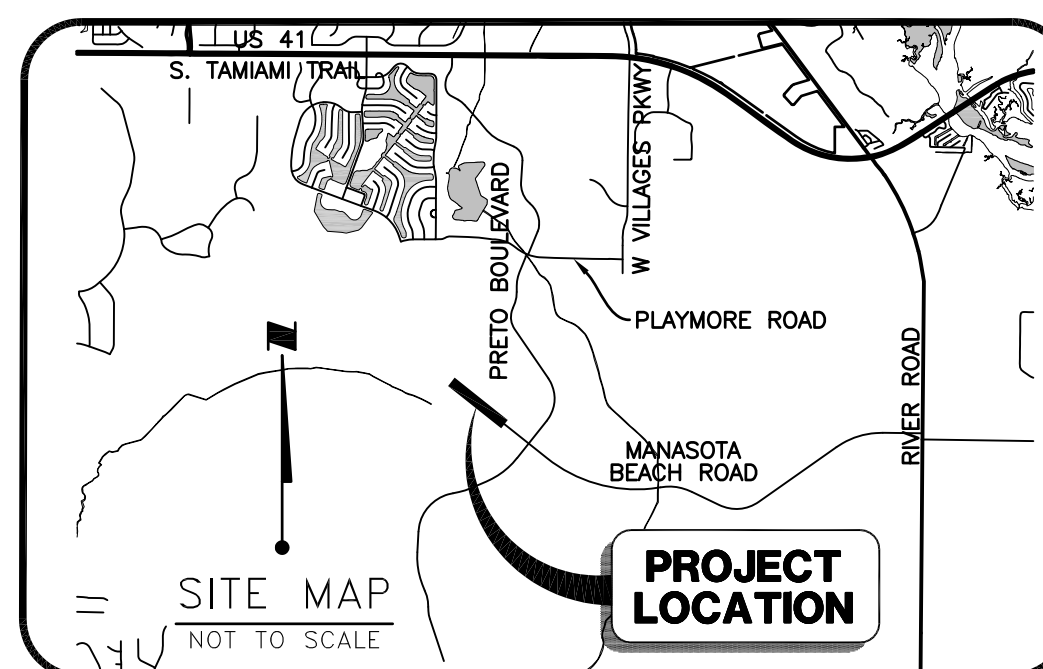
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Tract 300 is a right of way and District property under the terms of the Declaration, the maintenance and use of which will be governed by the Declaration.

**EASEMENT DESCRIPTIONS**

**UTILITY EASEMENTS** – The Owner does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, 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 "Utility Easement." All utility easements shown hereon 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, or with the facilities or other improvements constructed by the Company or the District.

**DRAINAGE EASEMENTS** – Main Street Ranchlands, LLLP, as the fee simple owner, dedicates 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.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership (the "Owner"), do hereby certify ownership of the property described on this plat entitled "MANASOTA BEACH ROAD EXTENSION, PLAT No.1," and does hereby grant, convey and dedicate said Plat for record.

The Owner do hereby state and declare the following:

1. The Owner does hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.
2. The Owner, as the fee simple owner(s) of the lands platted herein, dedicates and conveys Tract 300 in fee simple to the West Villages Improvement District.

IN WITNESS WHEREOF, the undersigned Owners have caused these presents to be executed in their name, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023.

WITNESSES:

Signature of Witness: \_\_\_\_\_

Print Name of Witness: \_\_\_\_\_

Signature of Witness: \_\_\_\_\_

Print Name of Witness: \_\_\_\_\_

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 \_\_\_\_\_ 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 RANCLANDS LLLP a Florida limited liability limited partnership, on behalf of the company and who is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

MANASOTA BEACH RANCLANDS LLLP

By: Thomas Ranch Villages GP, LLC,  
a Delaware limited liability company,  
as its General Partner

By: Thomas Ranch Manager, LLC,  
a Delaware limited liability company,  
as its Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
As its: \_\_\_\_\_

**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 Commissioners of the City of North Port, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2023.

\_\_\_\_\_  
Mayor, North Port City Commission

\_\_\_\_\_  
City Clerk, attest

**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., 2023.

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 Florida.

\_\_\_\_\_  
City Engineer  
Registration No. \_\_\_\_\_

\_\_\_\_\_  
Date

**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 and with the current subdivision ordinance of the City of North Port.

\_\_\_\_\_  
Civil Surveyor  
Registration No. \_\_\_\_\_

\_\_\_\_\_  
Date

**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.

\_\_\_\_\_  
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., 2023.

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 and Benchmarks will be installed and certified by an official affidavit.

Stantec Consulting Services Inc. L.B.#7866

By: \_\_\_\_\_  
Joseph R. Jasper, P.S.M.  
Florida Certificate #7168

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

\_\_\_\_\_  
Print Name 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 fee simple absolute dedication of and perpetual maintenance obligation for Tract 300, as shown on this plat, and hereby accepts the dedication of the Drainage and Utility Easement(s) as shown on this plat.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
John Luczynski, 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 the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_  
Personally Known OR \_\_\_\_\_ Produced Identification

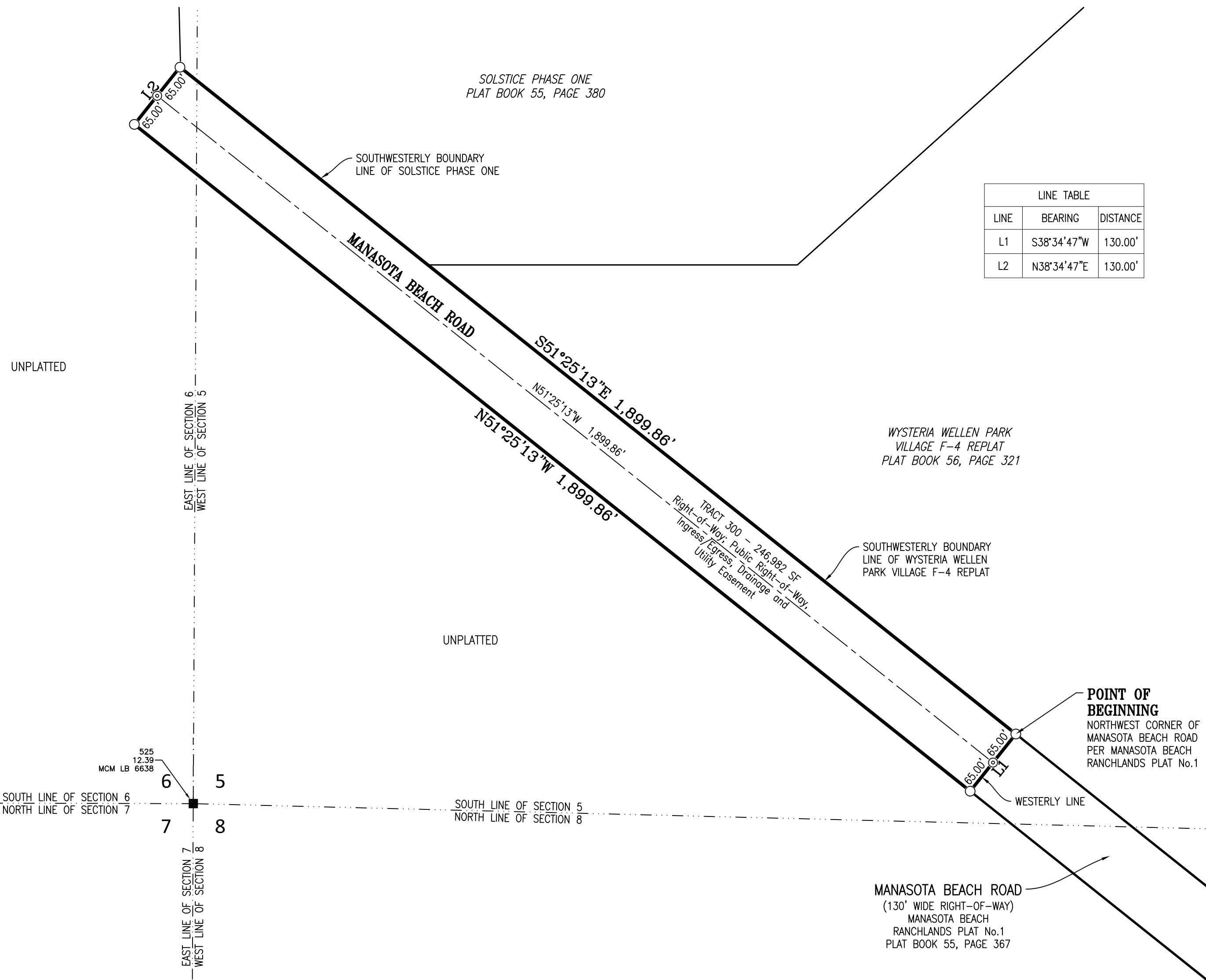


**Stantec**

6920 Professional Parkway East, Sarasota, FL 34240-8414  
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Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7866

# Manasota Beach Road Extension, Plat No. 1

A TRACT OF LAND LYING IN SECTIONS 5 & 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°34'47"W	130.00'
L2	N38°34'47"E	130.00'

- 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 PVIOUS 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 CENTRAL ANGLE
  - D = CENTRAL ANGLE
  - L = ARC LENGTH OF CURVE
  - R = RADIUS
  - C = CHORD DISTANCE
  - CB = CHORD BRG. (BEARING)
  - L# = LINE # (SEE LINE TABLE)
  - C# = CURVE # (SEE CURVE TABLE)
  - ORB = OFFICIAL RECORD BOOK
  - PG = PAGE
  - aka = ALSO KNOWN AS
  - (OA) = OVERALL
  - U.E. = UTILITY EASEMENT
  - TRT = TRACT
  - ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
  - WVSD = WEST VILLAGES STEWARDSHIP DISTRICT

NOTES:  
BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY LINE OF PRETO BOULEVARD, BEING S45°33'01"E.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT T634 (PID DJ3126), 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.

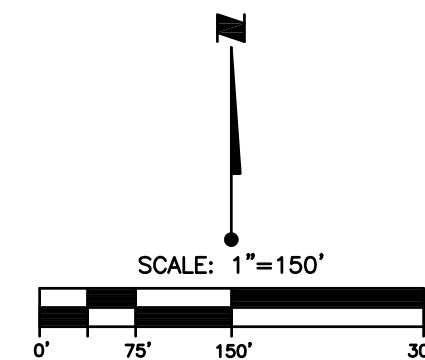
NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

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

A tract of land lying in Sections 5 & 6, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Manasota Beach Road (130' wide right-of-way) as shown on Manasota Beach Ranchlands Plat No.1 recorded in Plat Book 55, Page 367 of the Public Records of Sarasota County, Florida; thence S.38°34'47"W. along the westerly line of said Manasota Beach Road, a distance of 130.00 feet; thence N.51°25'13"W., a distance of 1,899.86 feet; thence N.38°34'47"E., a distance of 130.00 feet to a point on the southwesterly boundary line of Solstice Phase One recorded in Plat Book 55, Page 380 of said Public Records; thence S.51°25'13"E. along said southwesterly line and along the southwesterly line of Wysteria Wellen Park Village F-4 Replat recorded in Plat Book 56, Page 321 of said Public Records, a distance of 1,899.86 feet to the POINT OF BEGINNING.

Containing 246,982 square feet or 5.6699 acres, more or less.



THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0370F & 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



## Stantec

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