

SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned, WEST VILLAGES IMPROVEMENT DISTRICT, (the "District"), as the fee simple owner of TRACT "B-10A" and MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company, (the "Mattamy") authorized to do business in the State of Florida, as the fee simple owner of all lands Less and Except TRACT "B-10A", Collectively the Owners of the lands platted herein do hereby dedicate this Plat of SUNSTONE VILLAGE F3, for record.

Owners do hereby state and declare the following:

- 1) Mattamy does further dedicate to the West Villages Improvement District (the "District"), a non-exclusive access easement over Tract "A-1" for ingress and egress for the performance of their official duties.
- 2) Mattamy does further dedicate to the District, all irrigation easements, as shown hereon, for access and irrigation purposes and other purposes incidental hereto.
- 3) Mattamy does further dedicate to the District, all private drainage and access easements, as shown hereon, for access and drainage purposes and other purposes incidental hereto.

Owners do hereby state and declare the following:

- 1) Tract "B-10A" is hereby reserved by District and will be maintained by District.
- 2) Tract "B-13", as shown hereon is hereby conveyed and dedicated in fee absolute, to the District, for stormwater management and other lawful purposes, said tracts being the perpetual maintenance obligation of the District, its successors and/or assigns.
- 3) Tracts "B-1A", "B-1C" and "B-10B", as shown hereon are hereby conveyed and dedicated in fee absolute, to the District for preservation and other lawful purposes, said tracts being the perpetual maintenance obligation of the District, its successors and/or assigns. Such tracts shall not be altered from their natural state, and activities prohibited within such tracts include but are not limited to, construction or placing of buildings on or above the ground; dumping soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

Owners do hereby dedicate to the City of North Port, all Utility Easements as shown and depicted on this plat for the uses and purposes incidental thereto.

State of Florida _____
County of _____

In Witness thereof, Roy Johnson McCraw III, as Vice President of MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company, has caused this certificate to be executed and signed this _____, day of _____, 2024.

Witness: _____ **MATTAMY TAMPA/SARASOTA LLC**, a Delaware limited liability company

Printed Name: _____

Witness: _____ BY: _____
Printed Name: _____ Name: Roy Johnson McCraw III, Vice President

NOTARY ACKNOWLEDGEMENT:
State of Florida _____
County of _____

BEFORE ME, the undersigned Notary Public, on this _____, day of _____, 2024, personally appeared by means of physical presence, Roy Johnson McCraw III, as Vice President of MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company, known to me as the person described in and who executed the foregoing Certificate of Ownership and Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. He [] is personally known to me or [] produced _____ as identification.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires: _____

(Printed Name of Notary) Commission Number: _____

State of Florida _____
County of _____

In Witness thereof, John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, has caused this certificate to be executed and signed this _____, day of _____, 2024.

Witness: _____ **WEST VILLAGES IMPROVEMENT DISTRICT**

Printed Name: _____

Witness: _____ BY: _____
printed Name: _____ Name: John Luczynski, as Chairman

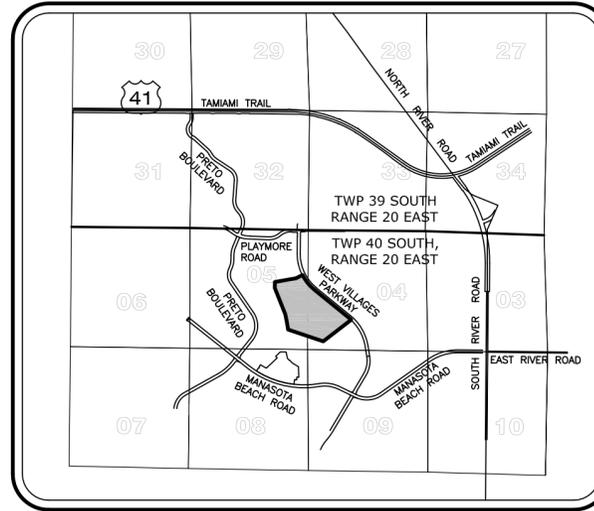
NOTARY ACKNOWLEDGEMENT:
State of Florida _____
County of _____

BEFORE ME, the undersigned Notary Public, on this _____, day of _____, 2024, personally appeared by means of physical presence, by John Luczynski, as Chairman of the West Villages Improvement District, for and on behalf of the District, known to me as the person described in and who executed the foregoing Certificate of Ownership and Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. He [] is personally known to me or [] produced _____ as identification.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large My Commission expires: _____

(Printed Name of Notary) Commission Number: _____



LOCATION MAP
NOT TO SCALE
SARASOTA COUNTY, FLORIDA

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGMENT

The West Villages Improvement District (the "District") hereby accepts the fee simple absolute dedication of, and perpetual maintenance obligation for, Tracts "B-1A", "B-1C", "B-10B" and "B-13", inclusive, as shown hereon; and hereby accepts the (District) Drainage and Access Easements, (District) Access Easements and (District) Access and Irrigation Easement as shown hereon, without maintenance therefore.

Secretary/Assistant Secretary John Luczynski, Chairman

NOTARY ACKNOWLEDGEMENT:
State of Florida _____
County of Sarasota _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by John Luczynski, as Chairman of the West Villages Improvement District, for and on behalf of the District. He [] is personally known to me or [] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

NOTICE:

1. 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.
2. This Plat and the lands described herein shall be subject to the Community Declaration for Sunstone at Wellen Park, recorded in Instrument Number 2021149416 of the Public Records of Sarasota County, Florida as amended and/or supplemented from time to time.
3. Owner reserves fee title to Tracts "A-1", "B-10C", "B-11", "B-12", "B-13", "C-1", "D-1", "E-20", "E-21", "E-22", "E-23", "E-24", "E-25", "E-26", "E-27", "E-28", "E-29" and "E-30", as shown hereon for conveyance by the Owner to the Association, by separate instrument, subsequent to the recording of this plat.

CERTIFICATE OF SURVEYOR

I, the undersigned licensed and registered surveyor, hereby certify that this Plat is a true and correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the City of North Port Unified Land Development Code, as amended and that Permanent Reference Monuments (P.R.M.'s) were set on the _____ day of _____, 2024, as shown hereon. The "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be certified by an official affidavit within one (1) year of recording, or prior to the release of the improvement bond.

AMERRITT, INC.. (Certificate of Authorization Number LB7778)
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper

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

State of Florida) SS
County of Sarasota)

It is hereby certified that this plat has been officially approved for recording, this _____ day of _____, 2024.

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF CITY ATTORNEY

State of Florida) SS
County of Sarasota)

I the undersigned, hereby certify that I have examined and approved this plat for recording, this _____ day of _____, 2024.

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

State of Florida) SS
County of Sarasota)

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.

Surveyor and Mapper, Steven M. Watts Date _____
Florida Certificate No. 4588

CERTIFICATE OF APPROVAL OF CITY ENGINEER

State of Florida) SS
County of Sarasota)

I hereby certify that I have reviewed this plat and in my opinion it conforms to the current subdivision ordinance of the City of North Port.

City Engineer Date _____
License Number: _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

State of Florida) SS
County of Sarasota)

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, this _____ day of _____ A.D. 2024.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA) SS
COUNTY OF SARASOTA)

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 the Plat Book _____, Pages _____ through _____, Public Records of Sarasota County, Florida, this _____ day of _____, 2024.

Clerk of the Circuit Court
Sarasota County, Florida

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No.: AMI-MTS-WV-011
File: P:\Wellen Park\ Village F3

SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION: A parcel of land lying in Sections 4 and 5, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 5, run thence along the East boundary of the Southeast 1/4 of said Section 5, N.00°24'04"E., 620.24 feet to the **POINT OF BEGINNING**; thence N.71°20'21"W., 987.87 feet to the Easterlymost corner of SUNSTONE VILLAGE F5 PHASES 1A AND 1B, according to the plat thereof, as recorded in Plat Book 55, Pages 288 through 323 inclusive, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said SUNSTONE VILLAGE F5 PHASES 1A AND 1B, the following three (3) courses: 1) N.09°14'39"W., 404.97 feet; 2) N.11°51'23"W., 282.27 feet; 3) N.21°37'16"W., 1258.21 feet to the Northerlymost corner of said SUNSTONE VILLAGE F5 PHASES 1A AND 1B; thence N.00°54'23"E., 263.29 feet; thence N.80°00'00"E., 942.21 feet; thence N.63°00'00"E., 327.10 feet to a point on a curve on the Westerly boundary of the right-of-way for West Villages Parkway, according to Special Warranty Deed, recorded in Official Records Instrument # 2021017985, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary of the right-of-way for West Villages Parkway, the following three (3) courses: 1) Southeasterly, 859.87 feet along the arc of a curve to the left having a radius of 2067.00 feet and a central angle of 23°50'06" (chord bearing S.38°55'03"E., 853.68 feet) to a point of tangency; 2) S.50°50'06"E., 1970.32 feet to a point of curvature; 3) Southeasterly, 119.36 feet along the arc of a curve to the right having a radius of 2083.00 feet and a central angle of 03°16'59" (chord bearing S.49°11'36"E., 119.34 feet); thence S.52°10'50"W., 1564.92 feet; thence N.71°20'21"W., 653.32 feet to the **POINT OF BEGINNING**.

Containing 124.690 acres, more or less.

SURVEYORS NOTES:

- Northing and Easting coordinates (indicated in feet) as shown hereon refer to the Florida State Plane Coordinate System for the West Zone of Florida, North American Datum of 1983 (NAD 83 - 2011 Adjustment) as established from National Geodetic Survey (NGS) Horizontal Control Monument designated "068".
- This parcel described hereon is located in Flood Zone "X" per Flood Insurance Rate Map Number 12115C0365F for the City of North Port, Community Number 120279, dated November 4, 2016.
- The "Control Water Level Line", as shown hereon, is taken from the APPROVED Construction Plans prepared by Clearview Land Design, P.L. It has not been physically located in the field and may not necessarily represent its As-Built location in the field and is graphically depicted hereon as required by the City of North Port, Sarasota County, Florida.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

There are hereby expressly reserved to MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company (the "Owner"), 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 accommodating surface and underground drainage 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.

UTILITY EASEMENTS

Owner does hereby grant non-exclusive easements to the City of North Port; Florida Power and Light Company; Comcast Cablevision of West Florida, Inc.; 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 "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 Owner, Sunstone at Wellen Park Homeowners Association, Inc., a Florida not-for-profit corporation (the "HOA" or "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.

ACCESS EASEMENTS

- Owner does hereby grant a non-exclusive easement for ingress and egress to the District; the Association; all owners of the property in SUNSTONE VILLAGE F3, 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 "A-1" as depicted on this plat.
- Owner does hereby grant a non-exclusive easement for ingress and egress to the District, over and across each area depicted on this plat as (District) Access Easement.

ACCESS AND IRRIGATION EASEMENT

Owner does hereby grant a non-exclusive easement for access and irrigation purposes to the District, over and across each area depicted on this plat as (District) Access and Irrigation Easement.

LAKE MAINTENANCE AND DRAINAGE EASEMENTS

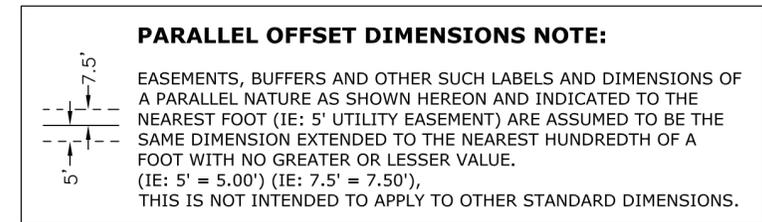
Owner does hereby grant non-exclusive maintenance and drainage easements over and across each area depicted on this plat as (District) Drainage and Access Easement to the District to maintain the drainage and stormwater retention areas as shown on this plat.

STREET TREE & LANDSCAPE EASEMENTS

Owner hereby grants non-exclusive street tree and landscape easements to Sunstone at Wellen Park Homeowners Association, Inc., a Florida corporation not-for-profit 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 "A-1". Tree maintenance and pruning shall be the responsibility of the property owner. It is additionally acknowledged that the City has no maintenance obligations associated with these subject easements.

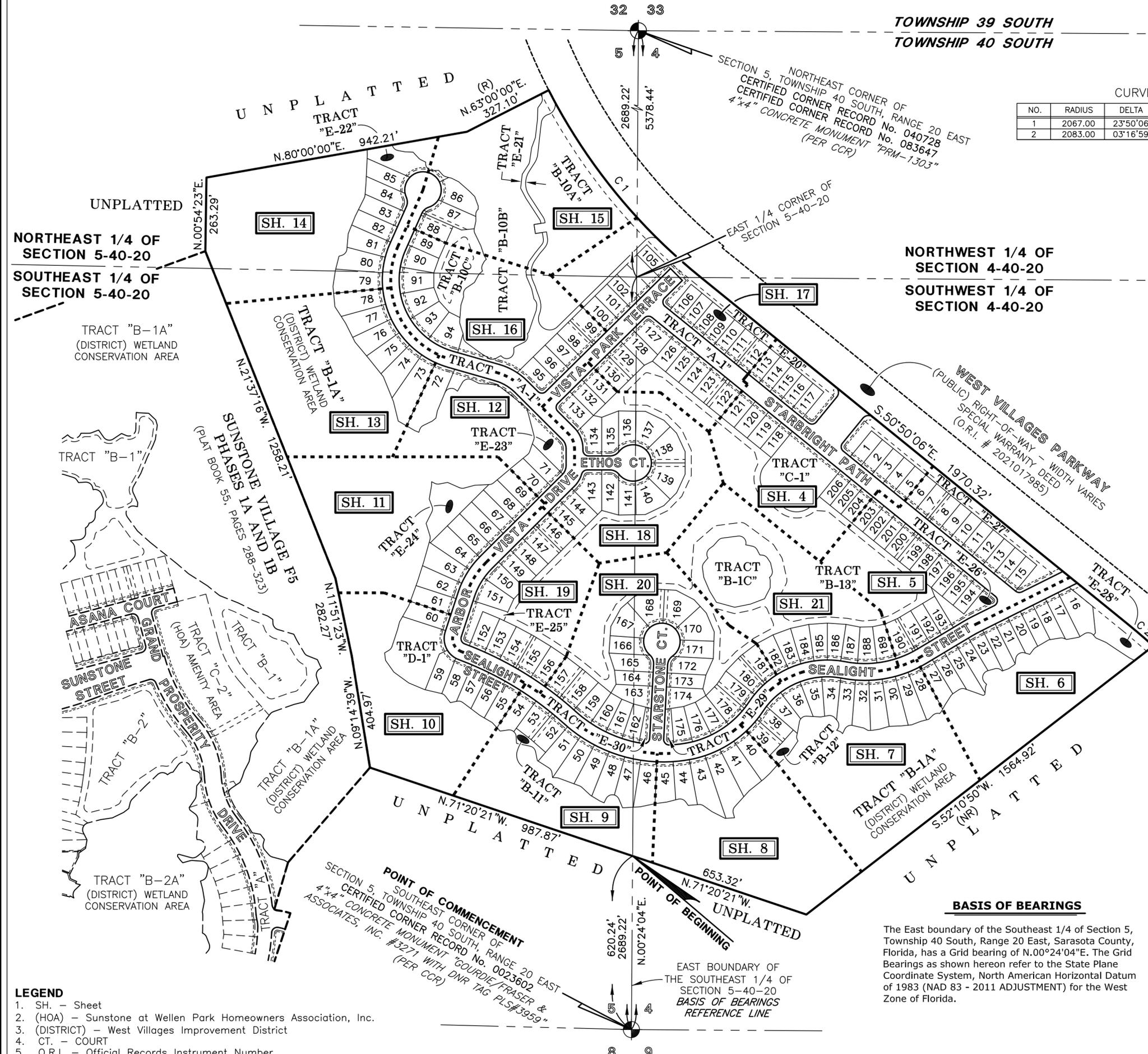
TRACT DESIGNATION & EASEMENTS

TRACT	SQUARE FEET	DESIGNATION/EASEMENTS
TRACT "A-1"	493,875 SF	(PRIVATE) RIGHT-OF-WAY; (DISTRICT) ACCESS AND IRRIGATION EASEMENT
TRACT "B-1A"	1,754,945 SF	(DISTRICT) WETLAND CONSERVATION AREA
TRACT "B-1C"	47,290 SF	(DISTRICT) WETLAND CONSERVATION AREA
TRACT "B-10A"	181,991 SF	(DISTRICT) DRAINAGE AREA; (PUBLIC) STORM RETENTION POND DRAINAGE TRACT 5
TRACT "B-10B"	213,810 SF	(DISTRICT) WETLAND CONSERVATION AREA
TRACT "B-10C"	36,505 SF	(HOA) DRAINAGE AREA AND (DISTRICT) DRAINAGE AND ACCESS EASEMENT
TRACT "B-11"	3,689 SF	(HOA) DRAINAGE AREA AND (DISTRICT) DRAINAGE AND ACCESS EASEMENT
TRACT "B-12"	5,133 SF	(HOA) DRAINAGE AREA AND (DISTRICT) DRAINAGE AND ACCESS EASEMENT
TRACT "B-13"	635,747 SF	(DISTRICT) DRAINAGE AND ACCESS AREA
TRACT "C-1"	48,416 SF	(HOA) AMENITY AREA
TRACT "D-1"	35,743 SF	(HOA) PARK SITE
TRACT "E-20"	76,881 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-21"	10,876 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-22"	15,235 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-23"	22,474 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-24"	21,729 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-25"	8,867 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-26"	11,491 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-27"	47,353 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-28"	24,673 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-29"	3,613 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT
TRACT "E-30"	3,614 SF	(HOA) OPEN SPACE AND (DISTRICT) ACCESS EASEMENT



SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



TOWNSHIP 39 SOUTH
TOWNSHIP 40 SOUTH

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2067.00	23°50'06"	859.87	853.68	S.38°55'03"E.
2	2083.00	03°16'59"	119.36	119.34	S.49°11'36"E.

NORTHEAST 1/4 OF SECTION 5-40-20
SOUTHEAST 1/4 OF SECTION 5-40-20

NORTHWEST 1/4 OF SECTION 4-40-20
SOUTHWEST 1/4 OF SECTION 4-40-20

TRACT "B-1A"
(DISTRICT) WETLAND CONSERVATION AREA

TRACT "B-1"

ASANA COURT
TRACT "B-2"

SUNSTONE STREET
TRACT "B-2A"
(DISTRICT) WETLAND CONSERVATION AREA

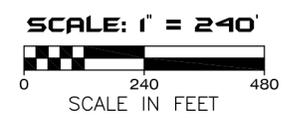
LEGEND

1. SH. - Sheet
2. (HOA) - Sunstone at Wellen Park Homeowners Association, Inc.
3. (DISTRICT) - West Villages Improvement District
4. CT. - COURT
5. O.R.I. - Official Records Instrument Number

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST
CERTIFIED CORNER RECORD No. 0023602
4"x4" CONCRETE MONUMENT "GOURDIE FRASER & ASSOCIATES, INC. #3271 WITH DNR TAG PLS#3959"
(PER CCR)

EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5-40-20
BASIS OF BEARINGS REFERENCE LINE

The East boundary of the Southeast 1/4 of Section 5, Township 40 South, Range 20 East, Sarasota County, Florida, has a Grid bearing of N.00°24'04"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.



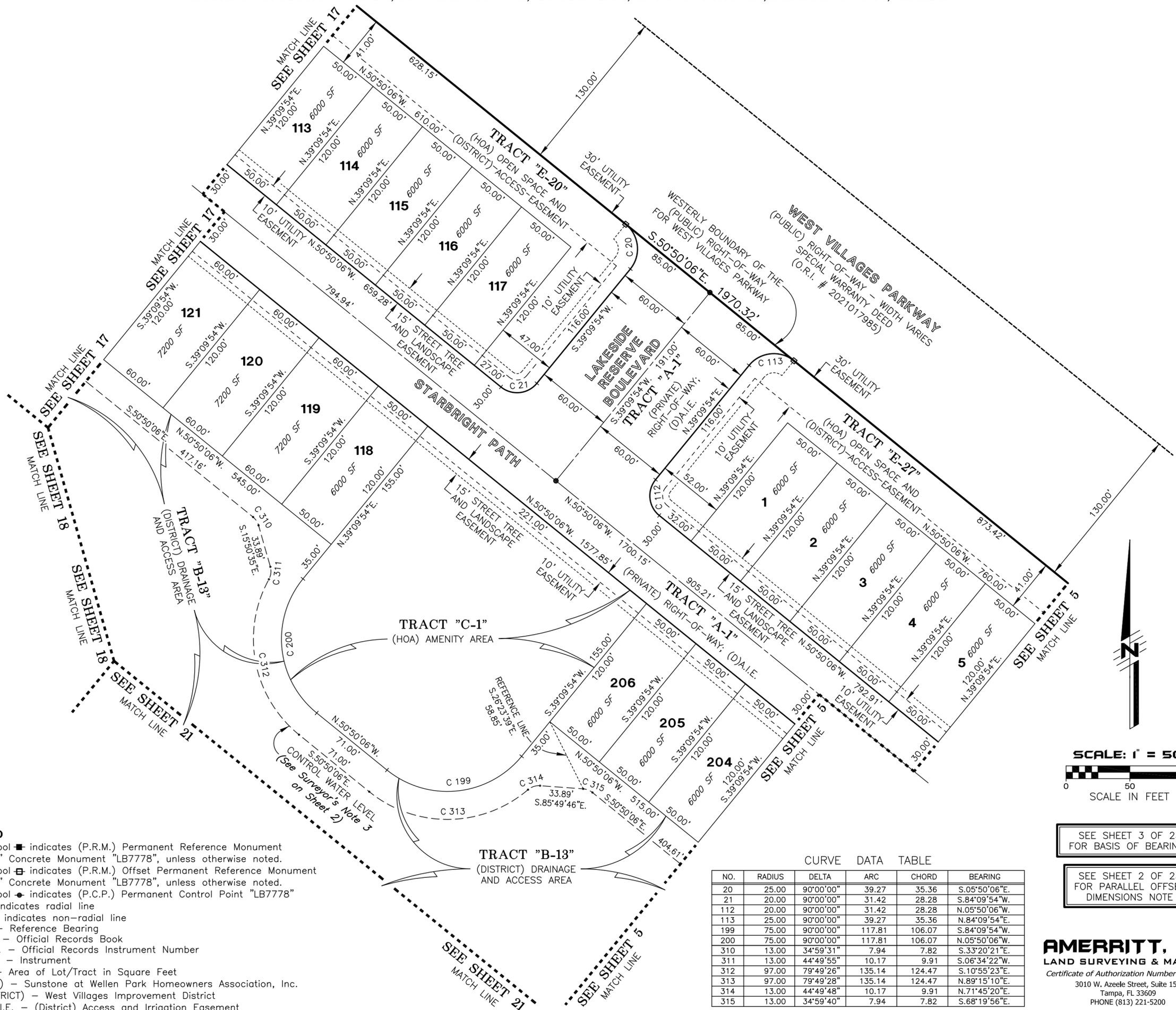
KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azelee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

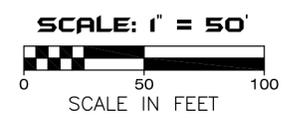


LEGEND

1. Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol \boxtimes indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol \bullet indicates (P.C.P.) Permanent Control Point "LB7778"
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. O.R.I. - Official Records Instrument Number
9. INST. - Instrument
10. SF - Area of Lot/Tract in Square Feet
11. (HOA) - Sunstone at Wellen Park Homeowners Association, Inc.
12. (DISTRICT) - West Villages Improvement District
13. (D)A.I.E. - (District) Access and Irrigation Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
20	25.00	90°00'00"	39.27	35.36	S.05°50'06"E.
21	20.00	90°00'00"	31.42	28.28	S.84°09'54"W.
112	20.00	90°00'00"	31.42	28.28	N.05°50'06"W.
113	25.00	90°00'00"	39.27	35.36	N.84°09'54"E.
199	75.00	90°00'00"	117.81	106.07	S.84°09'54"W.
200	75.00	90°00'00"	117.81	106.07	N.05°50'06"W.
310	13.00	34°59'31"	7.94	7.82	S.33°20'21"E.
311	13.00	44°49'55"	10.17	9.91	S.06°34'22"W.
312	97.00	79°49'26"	135.14	124.47	S.10°55'23"E.
313	97.00	79°49'28"	135.14	124.47	N.89°15'10"E.
314	13.00	44°49'48"	10.17	9.91	N.71°45'20"E.
315	13.00	34°59'40"	7.94	7.82	S.68°19'56"E.



SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE

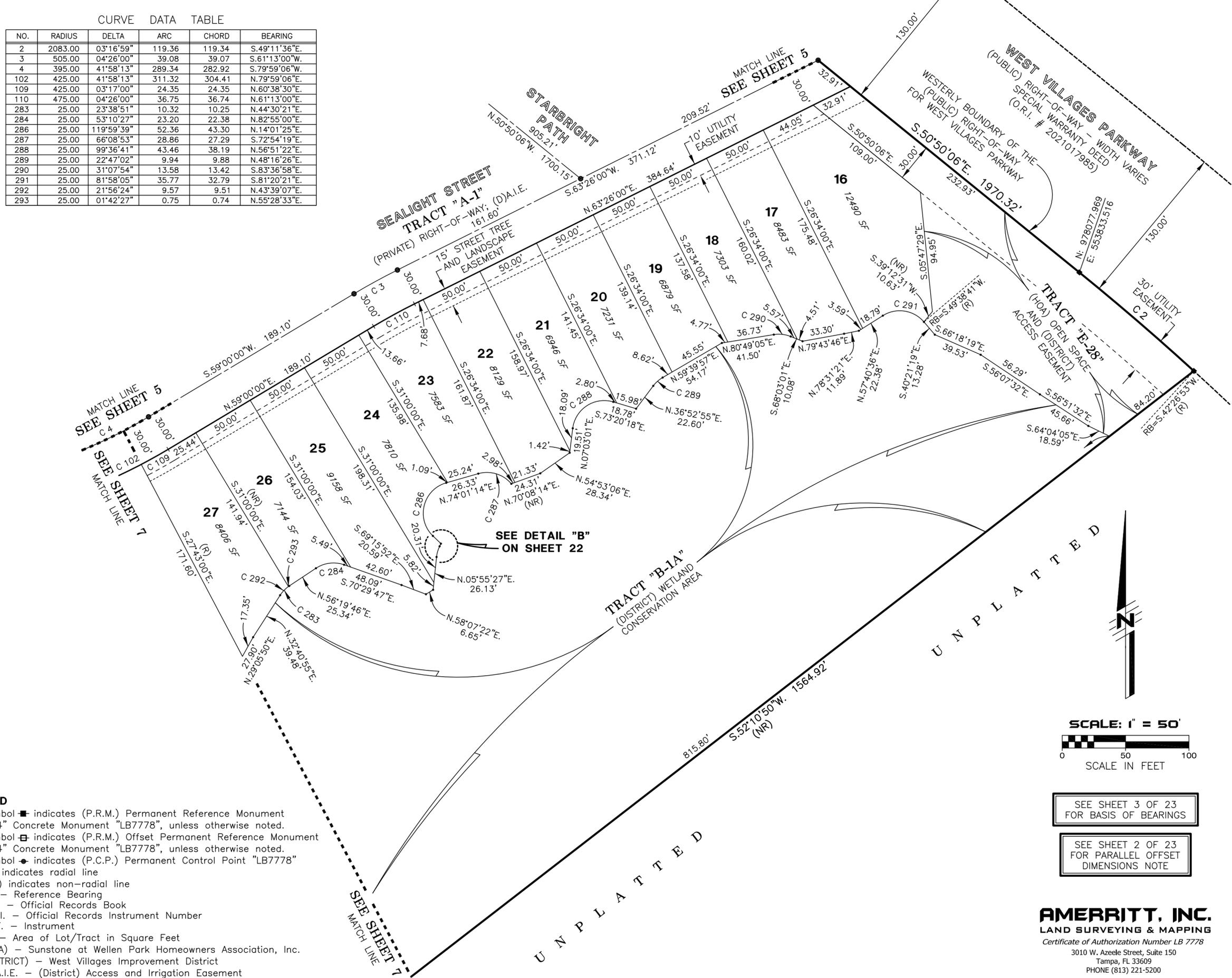
AMERRITT, INC.
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SUNSTONE VILLAGE F3

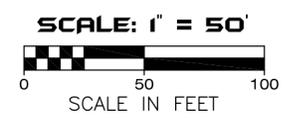
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	2083.00	03°16'59"	119.36	119.34	S.49°11'36"E.
3	505.00	04°26'00"	39.08	39.07	S.61°13'00"W.
4	395.00	41°58'13"	289.34	282.92	S.79°59'06"W.
102	425.00	41°58'13"	311.32	304.41	N.79°59'06"E.
109	425.00	03°17'00"	24.35	24.35	N.60°38'30"E.
110	475.00	04°26'00"	36.75	36.74	N.61°13'00"E.
283	25.00	23°38'51"	10.32	10.25	N.44°30'21"E.
284	25.00	53°10'27"	23.20	22.38	N.82°55'00"E.
286	25.00	119°59'39"	52.36	43.30	N.14°01'25"E.
287	25.00	66°08'53"	28.86	27.29	S.72°54'19"E.
288	25.00	99°36'41"	43.46	38.19	N.56°51'22"E.
289	25.00	22°47'02"	9.94	9.88	N.48°16'26"E.
290	25.00	31°07'54"	13.58	13.42	S.83°36'58"E.
291	25.00	81°58'05"	35.77	32.79	S.81°20'21"E.
292	25.00	21°56'24"	9.57	9.51	N.43°39'07"E.
293	25.00	01°42'27"	0.75	0.74	N.55°28'33"E.



- LEGEND**
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 - (HOA) - Sunstone at Wellen Park Homeowners Association, Inc.
 - (DISTRICT) - West Villages Improvement District
 - (D)A.I.E. - (District) Access and Irrigation Easement



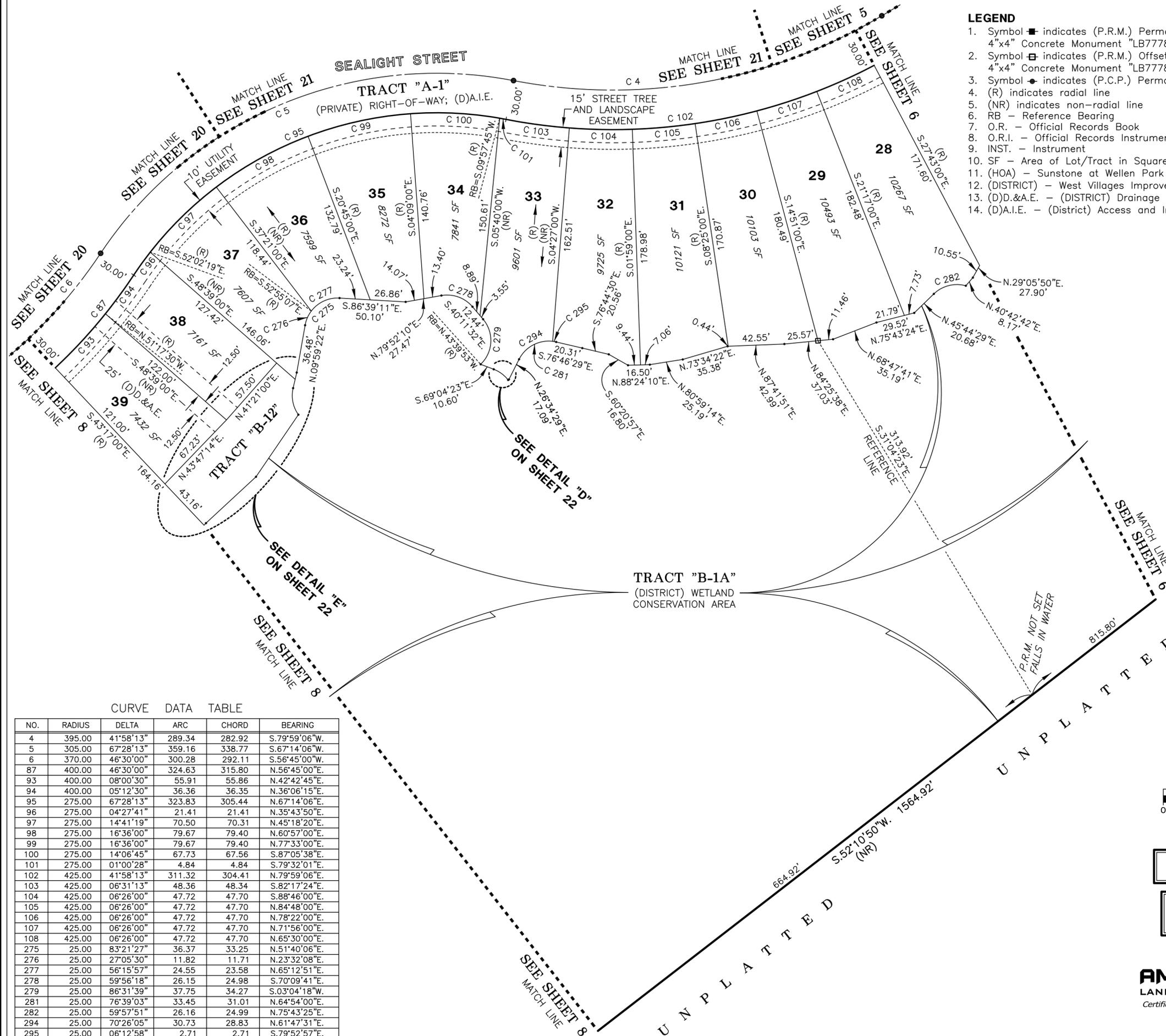
SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SUNSTONE VILLAGE F3

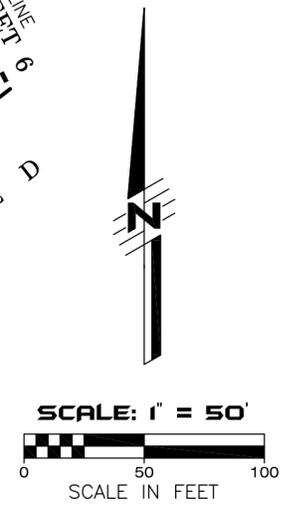
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



- LEGEND**
- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol \boxtimes indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol \bullet indicates (P.C.P.) Permanent Control Point "LB7778"
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Reference Bearing
 - O.R. - Official Records Book
 - O.R.I. - Official Records Instrument Number
 - INST. - Instrument
 - SF - Area of Lot/Tract in Square Feet
 - (HOA) - Sunstone at Wellen Park Homeowners Association, Inc.
 - (DISTRICT) - West Villages Improvement District
 - (D)D.&A.E. - (DISTRICT) Drainage and Access Easement
 - (D)A.I.E. - (District) Access and Irrigation Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	395.00	41°58'13"	289.34	282.92	S.79°59'06"W.
5	305.00	67°28'13"	359.16	338.77	S.67°14'06"W.
6	370.00	46°30'00"	300.28	292.11	S.56°45'00"W.
87	400.00	46°30'00"	324.63	315.80	N.56°45'00"E.
93	400.00	08°00'30"	55.91	55.86	N.42°42'45"E.
94	400.00	05°12'30"	36.36	36.35	N.36°06'15"E.
95	275.00	67°28'13"	323.83	305.44	N.67°14'06"E.
96	275.00	04°27'41"	21.41	21.41	N.35°43'50"E.
97	275.00	14°41'19"	70.50	70.31	N.45°18'20"E.
98	275.00	16°36'00"	79.67	79.40	N.60°57'00"E.
99	275.00	16°36'00"	79.67	79.40	N.77°33'00"E.
100	275.00	14°06'45"	67.73	67.56	S.87°05'38"E.
101	275.00	01°00'28"	4.84	4.84	S.79°32'01"E.
102	425.00	41°58'13"	311.32	304.41	N.79°59'06"E.
103	425.00	06°31'13"	48.36	48.34	S.82°17'24"E.
104	425.00	06°26'00"	47.72	47.70	S.88°46'00"E.
105	425.00	06°26'00"	47.72	47.70	N.84°48'00"E.
106	425.00	06°26'00"	47.72	47.70	N.78°22'00"E.
107	425.00	06°26'00"	47.72	47.70	N.71°56'00"E.
108	425.00	06°26'00"	47.72	47.70	N.65°30'00"E.
275	25.00	83°21'27"	36.37	33.25	N.51°40'06"E.
276	25.00	27°05'30"	11.82	11.71	N.23°32'08"E.
277	25.00	56°15'57"	24.55	23.58	N.65°12'51"E.
278	25.00	59°56'18"	26.15	24.98	S.70°09'41"E.
279	25.00	86°31'39"	37.75	34.27	S.03°04'18"W.
281	25.00	76°39'03"	33.45	31.01	N.64°54'00"E.
282	25.00	59°57'51"	26.16	24.99	N.75°43'25"E.
294	25.00	70°26'05"	30.73	28.83	N.61°47'31"E.
295	25.00	06°12'58"	2.71	2.71	S.79°52'57"E.



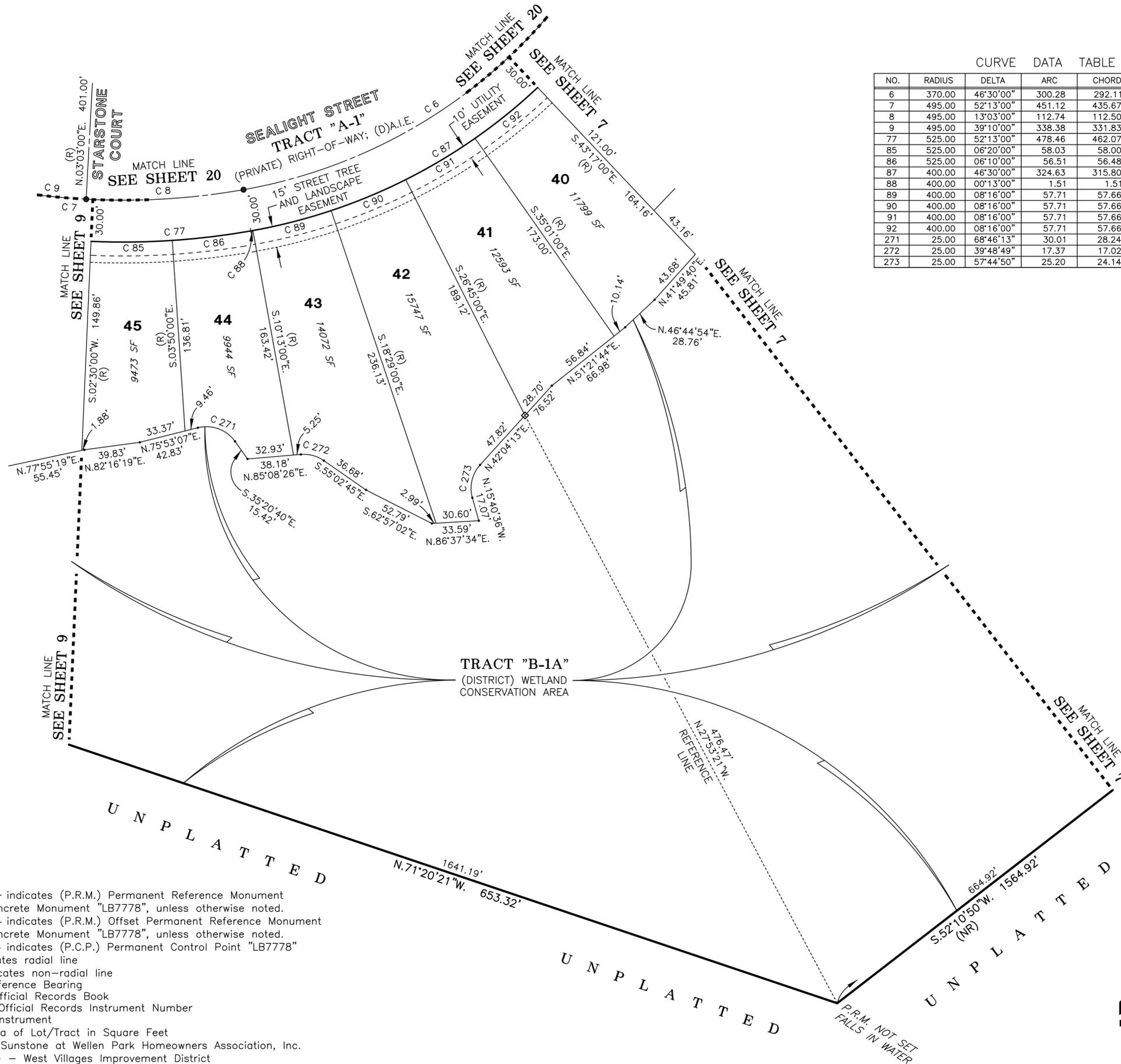
SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
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SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

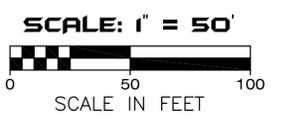


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	370.00	46°30'00"	300.28	292.11	S.56°45'00"W.
7	495.00	52°13'00"	451.12	435.67	N.73°53'30"W.
8	495.00	13°03'00"	112.74	112.50	S.86°31'30"W.
9	495.00	39°10'00"	338.38	331.83	N.67°22'00"W.
77	525.00	52°13'00"	478.46	462.07	S.73°53'30"E.
85	525.00	06°20'00"	58.03	58.00	N.89°20'00"E.
86	525.00	06°10'00"	56.51	56.48	N.83°05'00"E.
87	400.00	46°30'00"	324.63	315.80	N.56°45'00"E.
88	400.00	00°13'00"	1.51	1.51	N.79°53'30"E.
89	400.00	08°16'00"	57.71	57.66	N.75°39'00"E.
90	400.00	08°16'00"	57.71	57.66	N.67°23'00"E.
91	400.00	08°16'00"	57.71	57.66	N.59°07'00"E.
92	400.00	08°16'00"	57.71	57.66	N.50°51'00"E.
271	25.00	68°46'13"	30.01	28.24	S.69°43'46"E.
272	25.00	39°48'49"	17.37	17.02	S.74°57'09"E.
273	25.00	57°44'50"	25.20	24.14	N.13°11'48"E.

LEGEND

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2. Symbol \boxplus indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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4. (R) indicates radial line
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6. RB - Reference Bearing
7. O.R. - Official Records Book
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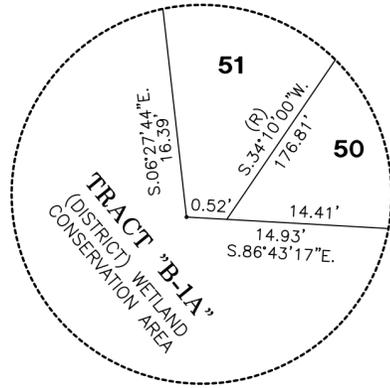
SEE SHEET 3 OF 23
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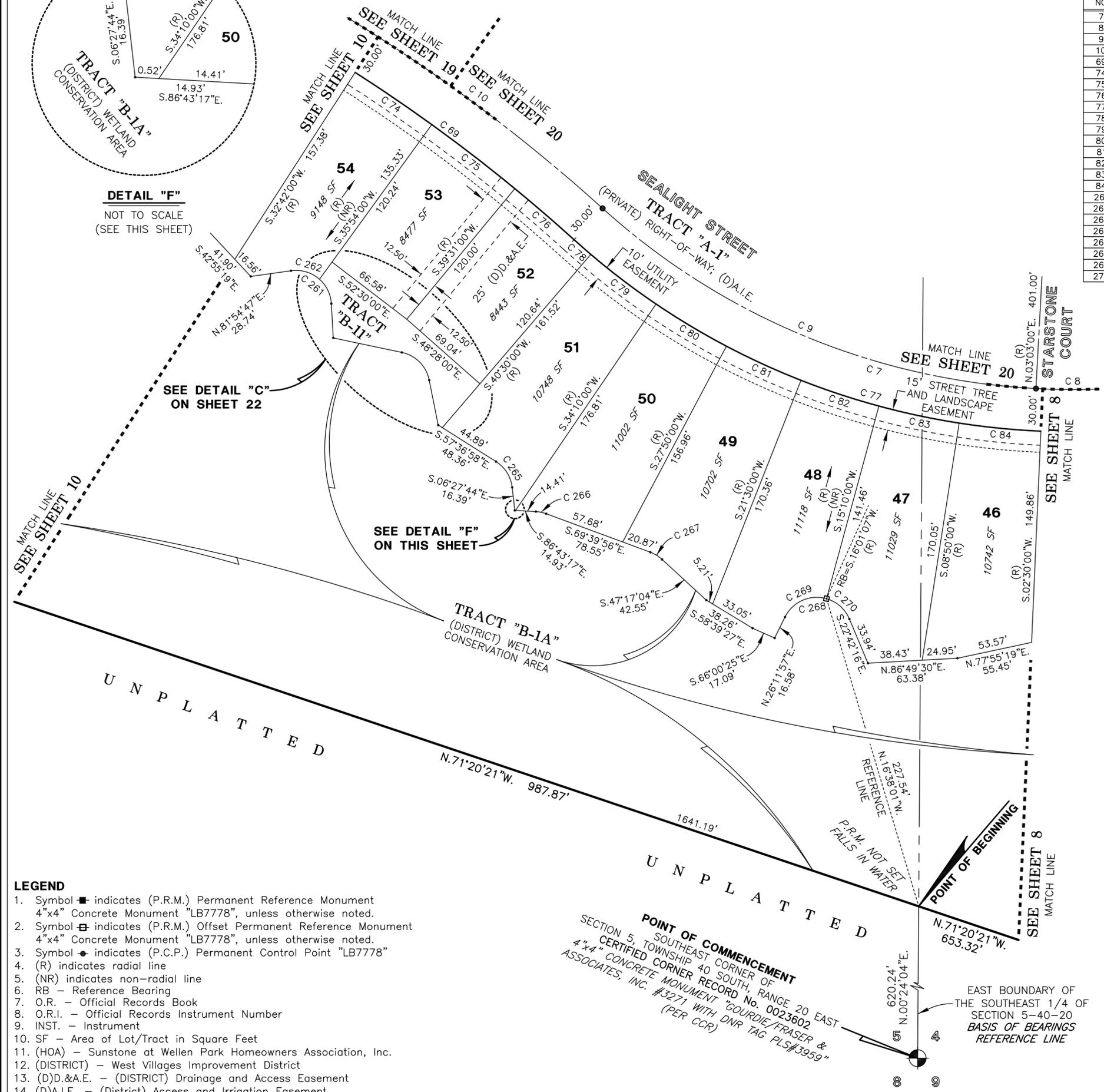
SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

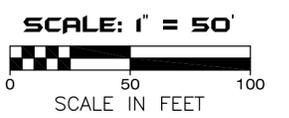


DETAIL "F"
NOT TO SCALE
(SEE THIS SHEET)

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	495.00	52°13'00"	451.12	435.67	N.73°53'30\"W.
8	495.00	13°03'00"	112.74	112.50	S.86°31'30\"W.
9	495.00	39°10'00"	338.38	331.83	N.67°22'00\"W.
10	1205.00	21°37'18"	454.73	452.03	N.58°35'39\"W.
69	1175.00	21°37'18"	443.41	440.78	S.58°35'39\"E.
74	1175.00	03°12'00"	65.62	65.62	S.55°42'00\"E.
75	1175.00	03°37'00"	74.17	74.16	S.52°17'30\"E.
76	1175.00	02°42'00"	55.37	55.37	S.49°08'00\"E.
77	525.00	52°13'00"	478.46	462.07	S.73°53'30\"E.
78	525.00	01°43'00"	15.73	15.73	S.48°38'30\"E.
79	525.00	06°20'00"	58.03	58.00	S.52°40'00\"E.
80	525.00	06°20'00"	58.03	58.00	S.59°00'00\"E.
81	525.00	06°20'00"	58.03	58.00	S.65°20'00\"E.
82	525.00	06°20'00"	58.03	58.00	S.71°40'00\"E.
83	525.00	06°20'00"	58.03	58.00	S.78°00'00\"E.
84	525.00	06°20'00"	58.03	58.00	S.84°20'00\"E.
261	25.00	94°49'37"	41.38	36.81	S.50°40'24\"E.
262	25.00	49°45'43"	21.71	21.04	S.73°12'21\"E.
265	25.00	51°09'14"	22.32	21.59	S.32°02'21\"E.
266	25.00	17°03'21"	7.44	7.41	S.78°11'37\"E.
267	25.00	22°22'52"	9.77	9.70	S.58°28'30\"E.
268	25.00	131°05'47"	57.20	45.52	S.88°15'09\"E.
269	25.00	79°49'10"	34.83	32.08	N.66°06'32\"E.
270	25.00	51°16'37"	22.37	21.63	S.48°20'34\"E.



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SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azelee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST
CERTIFIED CORNER RECORD No. 0023602
4"x4" CONCRETE MONUMENT "GOURDIE/FRASER &
ASSOCIATES, INC. #3271 WITH DNR TAG PLS#3959"
(PER CCR)

EAST BOUNDARY OF
THE SOUTHEAST 1/4 OF
SECTION 5-40-20
BASIS OF BEARINGS
REFERENCE LINE

UNPLATTED

UNPLATTED

POINT OF BEGINNING

P.R.M. NOT SET
FALLS IN WATER

REFERENCE
LINE

N.19°38'00\"W.
227.54'

N.86°49'30\"E.
63.38'

N.77°55'19\"E.
55.45'

N.71°20'21\"W.
653.32'

N.00°24'04\"E.
620.24'

N.19°38'00\"W.
227.54'

N.86°49'30\"E.
63.38'

N.77°55'19\"E.
55.45'

N.71°20'21\"W.
653.32'

N.00°24'04\"E.
620.24'

N.19°38'00\"W.
227.54'

N.86°49'30\"E.
63.38'

N.77°55'19\"E.
55.45'

N.71°20'21\"W.
653.32'

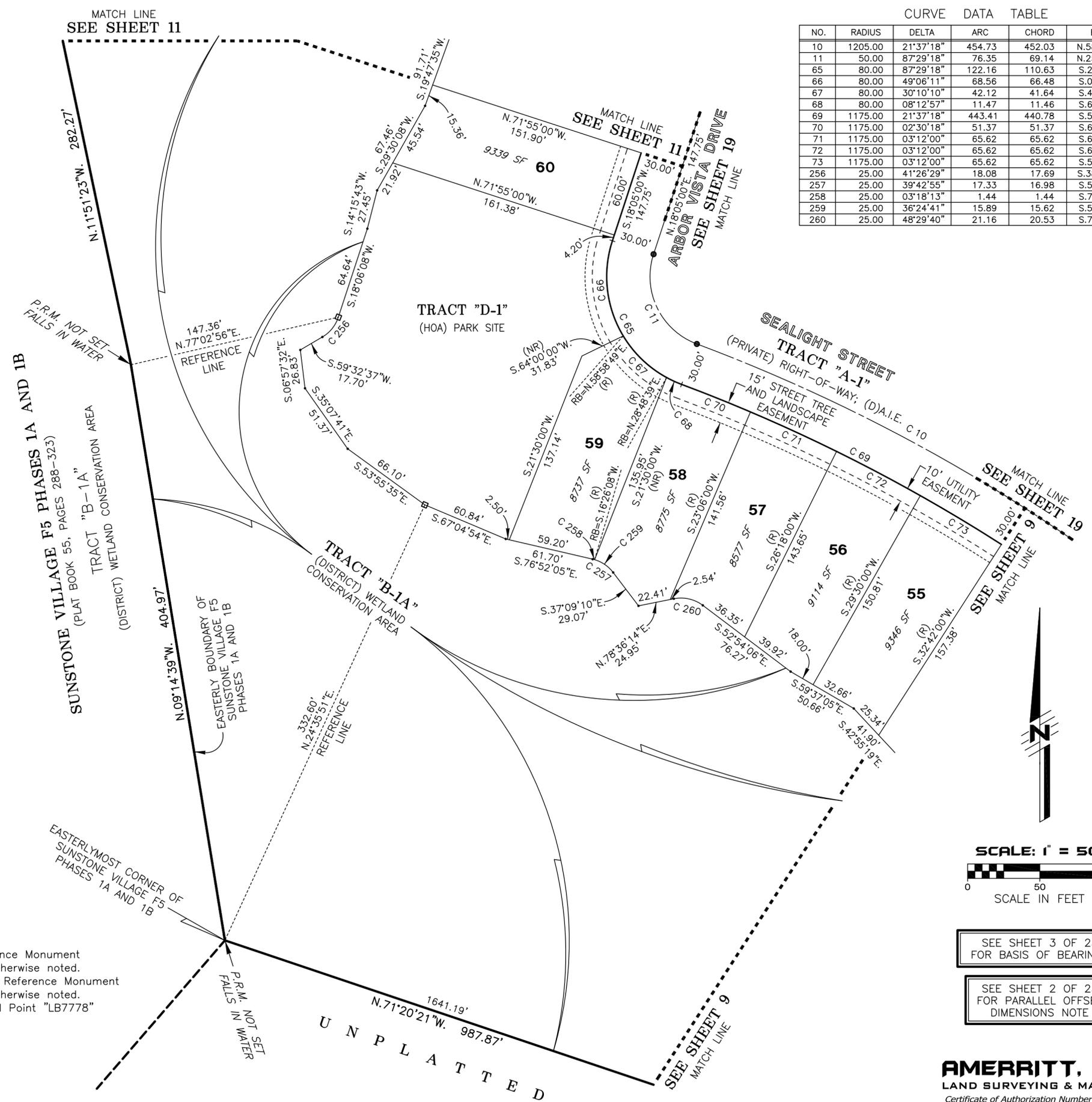
N.00°24'04\"E.
620.24'

SUNSTONE VILLAGE F3

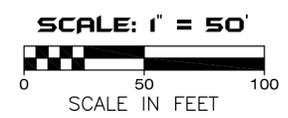
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	1205.00	21°37'18"	454.73	452.03	N.58°35'39"W.
11	50.00	87°29'18"	76.35	69.14	N.25°39'39"W.
65	80.00	87°29'18"	122.16	110.63	S.25°39'39"E.
66	80.00	49°06'11"	68.56	66.48	S.06°28'06"E.
67	80.00	30°10'10"	42.12	41.64	S.46°06'16"E.
68	80.00	08°12'57"	11.47	11.46	S.65°17'49"E.
69	1175.00	21°37'18"	443.41	440.78	S.58°35'39"E.
70	1175.00	02°30'18"	51.37	51.37	S.68°09'09"E.
71	1175.00	03°12'00"	65.62	65.62	S.65°18'00"E.
72	1175.00	03°12'00"	65.62	65.62	S.62°06'00"E.
73	1175.00	03°12'00"	65.62	65.62	S.58°54'00"E.
256	25.00	41°26'29"	18.08	17.69	S.38°49'23"W.
257	25.00	39°42'55"	17.33	16.98	S.57°00'38"E.
258	25.00	03°18'13"	1.44	1.44	S.75°12'58"E.
259	25.00	36°24'41"	15.89	15.62	S.55°21'31"E.
260	25.00	48°29'40"	21.16	20.53	S.77°08'56"E.



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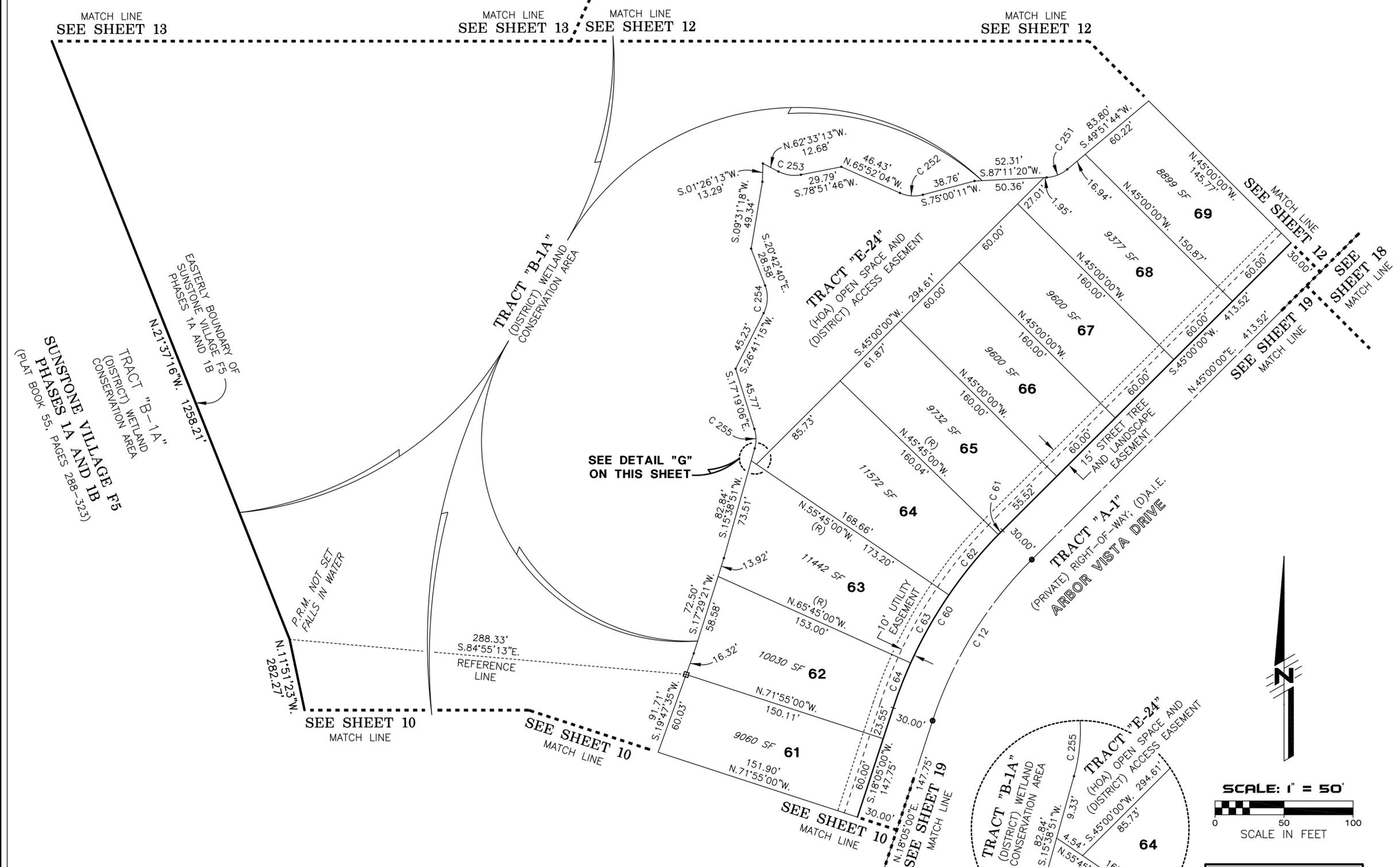
SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SUNSTONE VILLAGE F3

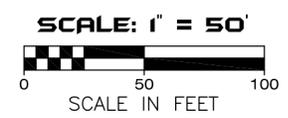
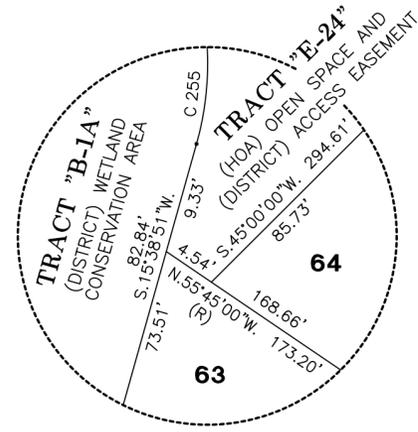
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	295.00	26°55'00"	138.59	137.32	N.31°32'30"E.
60	325.00	26°55'00"	152.68	151.28	S.31°32'30"W.
61	325.00	00°45'00"	4.25	4.25	S.44°37'30"W.
62	325.00	10°00'00"	56.72	56.65	S.39°15'00"W.
63	325.00	10°00'00"	56.72	56.65	S.29°15'00"W.
64	325.00	06°10'00"	34.98	34.96	S.21°10'00"W.
251	25.00	37°19'36"	16.29	16.00	S.68°31'32"W.
252	25.00	39°07'45"	17.07	16.74	N.85°25'57"W.
253	25.00	38°35'01"	16.84	16.52	N.81°50'44"W.
254	25.00	47°23'56"	20.68	20.10	S.02°59'18"W.
255	25.00	32°57'57"	14.38	14.19	S.00°50'07"E.



SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

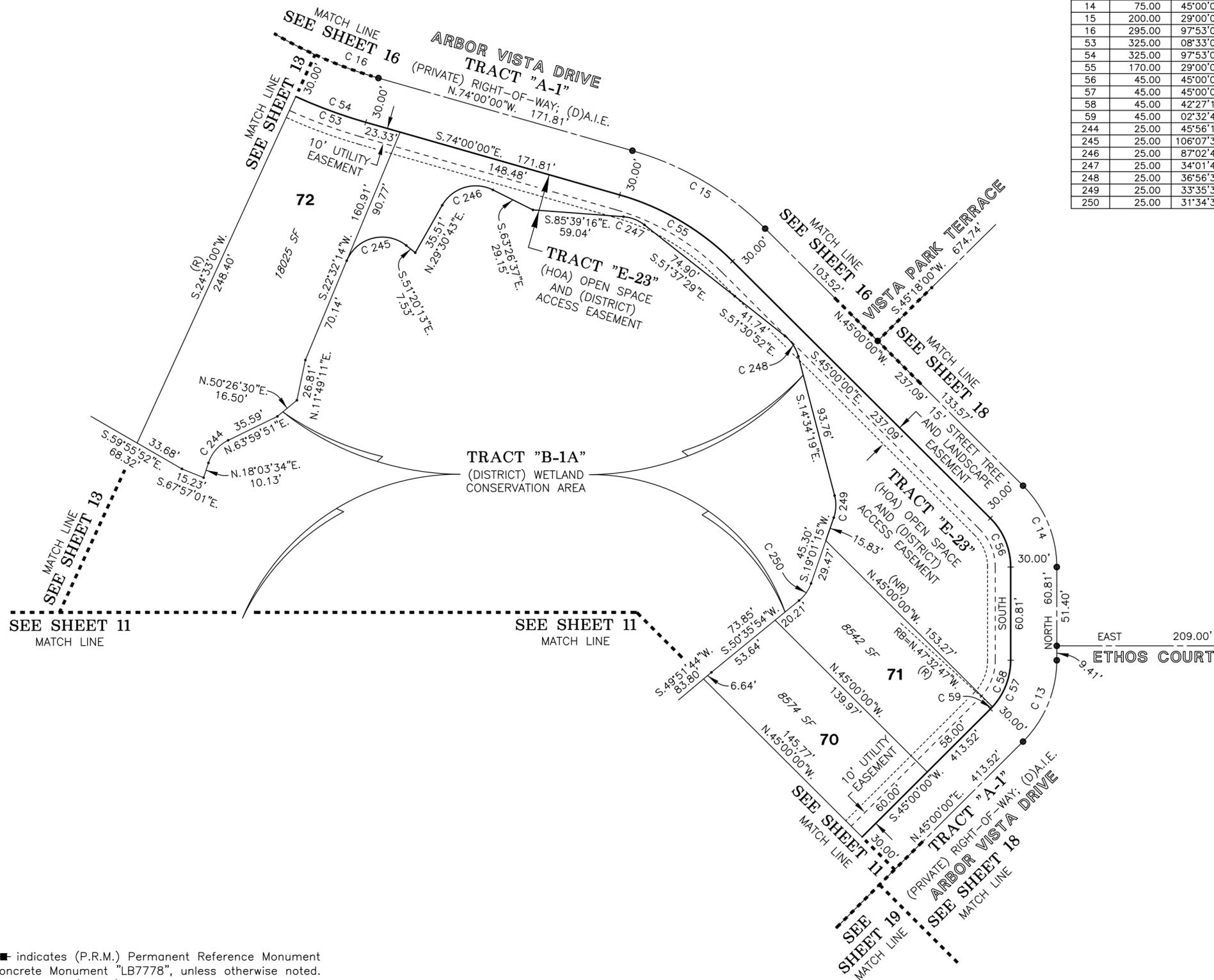
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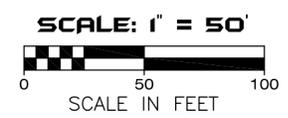
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	75.00	45°00'00"	58.90	57.40	N.22°30'00"E.
14	75.00	45°00'00"	58.90	57.40	N.22°30'00"W.
15	200.00	29°00'00"	101.23	100.15	N.59°30'00"W.
16	295.00	97°53'00"	503.97	444.88	N.25°03'30"W.
53	325.00	08°33'00"	48.50	48.45	S.69°43'30"E.
54	325.00	97°53'00"	555.23	490.13	S.25°03'30"E.
55	170.00	29°00'00"	86.04	85.13	S.59°30'00"E.
56	45.00	45°00'00"	35.34	34.44	S.22°30'00"E.
57	45.00	45°00'00"	35.34	34.44	S.22°30'00"W.
58	45.00	42°27'13"	33.34	32.59	S.21°13'36"W.
59	45.00	02°32'47"	2.00	2.00	S.43°43'36"W.
244	25.00	45°56'18"	20.04	19.51	N.41°01'42"E.
245	25.00	106°07'32"	46.31	39.96	N.75°36'01"E.
246	25.00	87°02'40"	37.98	34.43	N.73°02'03"E.
247	25.00	34°01'47"	14.85	14.63	S.68°38'23"E.
248	25.00	36°56'33"	16.12	15.84	S.33°02'36"E.
249	25.00	33°35'34"	14.66	14.45	S.02°13'28"W.
250	25.00	31°34'39"	13.78	13.60	S.34°48'34"W.



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NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.



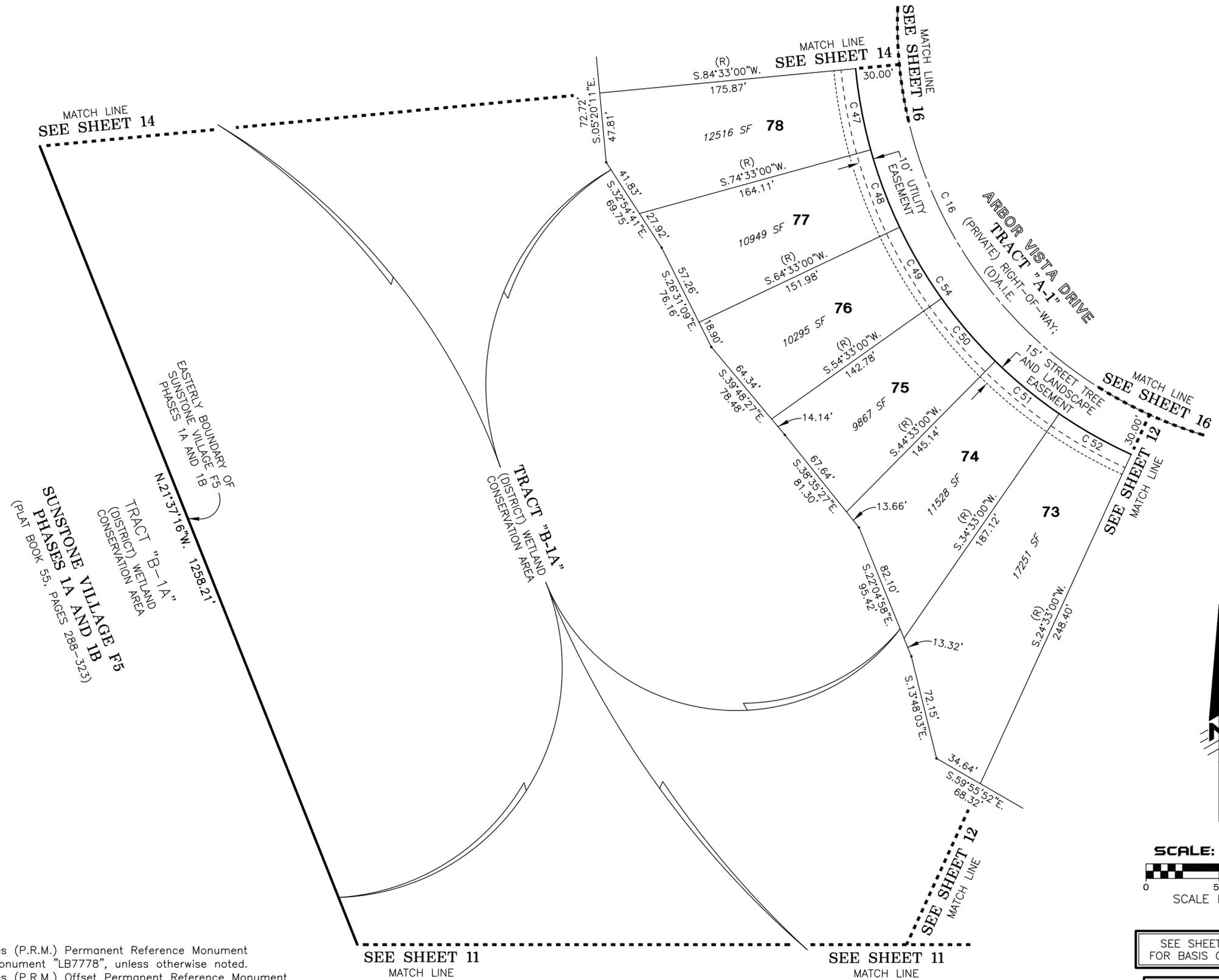
SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

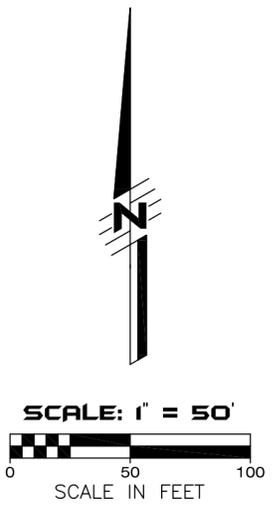


LEGEND

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2. Symbol □ indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control Point "LB7778"
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. O.R.I. - Official Records Instrument Number
9. INST. - Instrument
10. SF - Area of Lot/Tract in Square Feet
11. (HOA) - Sunstone at Wellen Park Homeowners Association, Inc.
12. (DISTRICT) - West Villages Improvement District
13. (D)A.I.E. - (District) Access and Irrigation Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
16	295.00	97°53'00"	503.97	444.88	N.25°03'30"W.
47	325.00	10°00'00"	56.72	56.65	S.10°27'00"E.
48	325.00	10°00'00"	56.72	56.65	S.20°27'00"E.
49	325.00	10°00'00"	56.72	56.65	S.30°27'00"E.
50	325.00	10°00'00"	56.72	56.65	S.40°27'00"E.
51	325.00	10°00'00"	56.72	56.65	S.50°27'00"E.
52	325.00	10°00'00"	56.72	56.65	S.60°27'00"E.
54	325.00	97°53'00"	555.23	490.13	S.25°03'30"E.



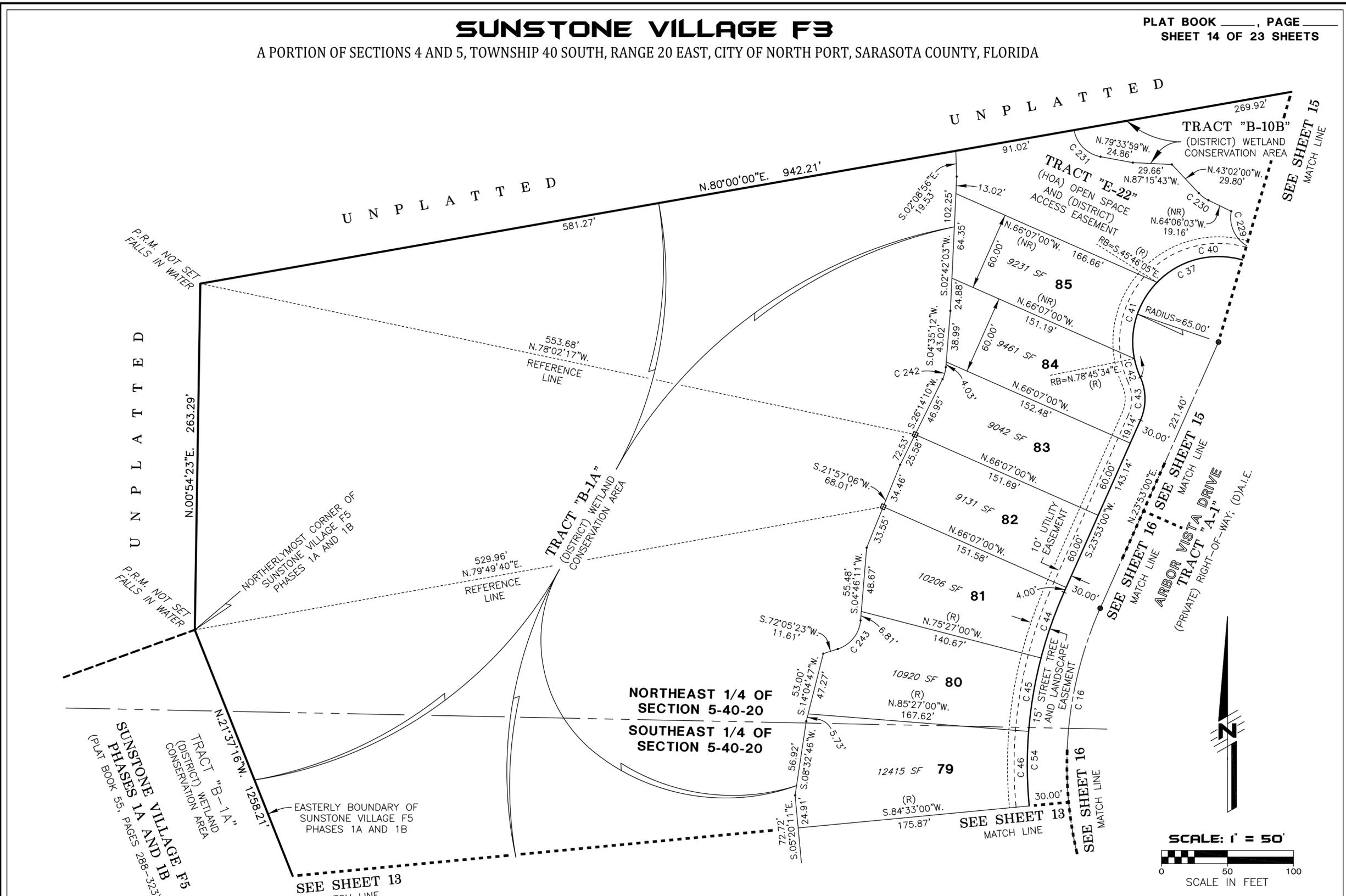
SEE SHEET 3 OF 23
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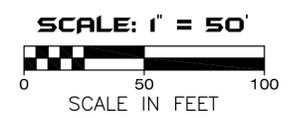
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
16	295.00	97°53'00"	503.97	444.88	N.25°03'30"W.
37	65.00	178°22'29"	202.36	129.99	S.64°52'52"W.
40	65.00	109°50'12"	124.61	106.38	N.80°51'00"W.
41	65.00	55°28'21"	62.93	60.50	S.16°29'44"W.
42	65.00	13°03'57"	14.82	14.79	S.17°46'25"E.
43	40.00	48°11'23"	33.64	32.66	S.00°12'41"E.
44	325.00	09°20'00"	52.94	52.88	S.19°13'00"W.
45	325.00	10°00'00"	56.72	56.65	S.09°33'00"W.
46	325.00	10°00'00"	56.72	56.65	S.00°27'00"W.
54	325.00	97°53'00"	555.23	490.13	S.25°03'30"E.
229	25.00	100°19'57"	43.78	38.40	N.39°15'22"W.
230	25.00	21°04'04"	9.19	9.14	N.53°34'01"W.
231	25.00	69°33'59"	30.35	28.52	N.44°47'00"W.
242	25.00	21°38'59"	9.45	9.39	S.15°24'41"W.
243	25.00	67°19'12"	29.37	27.71	S.38°25'47"W.



SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SUNSTONE VILLAGE F3

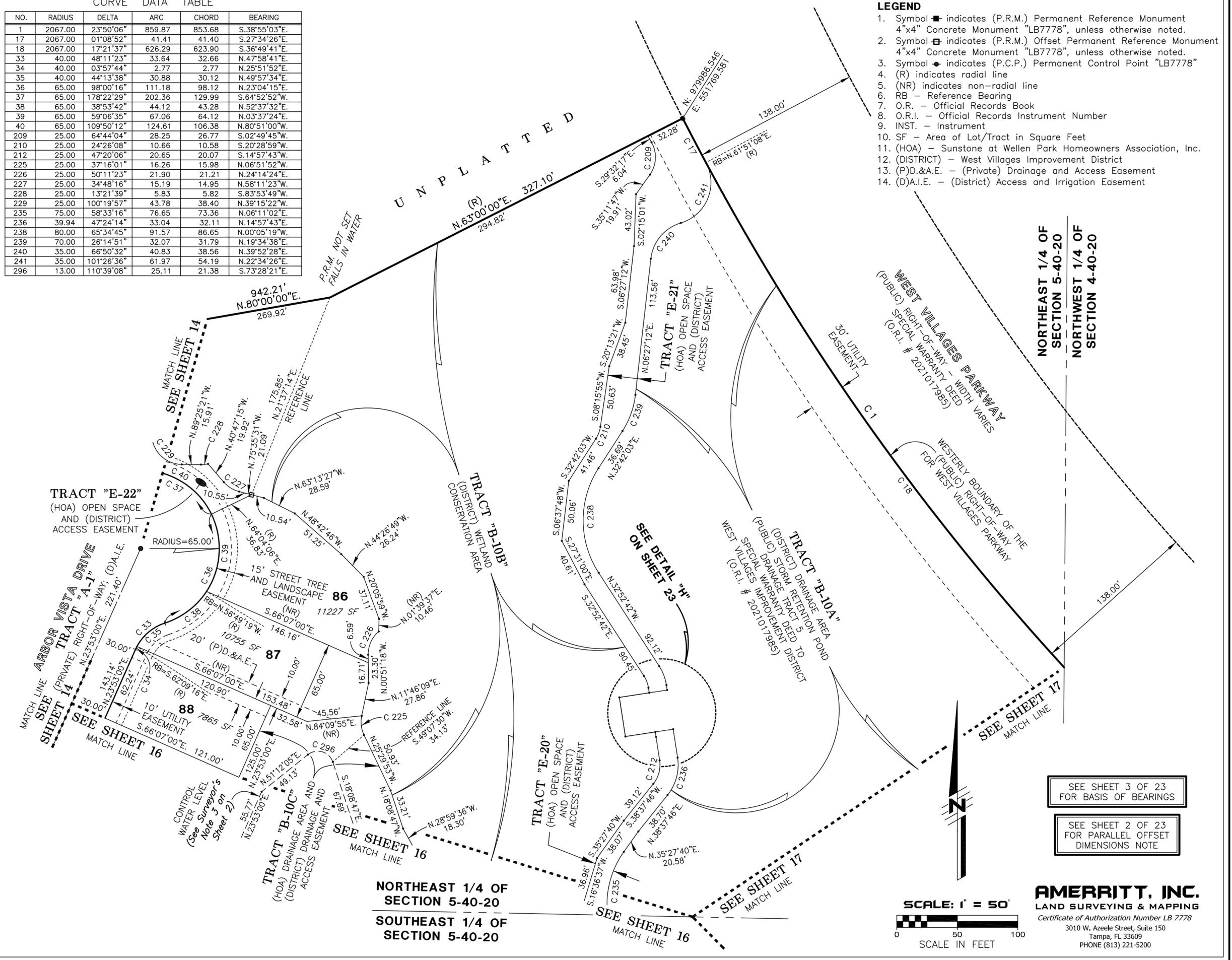
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2067.00	23°50'06"	859.87	853.68	S.38°55'03"E.
17	2067.00	01°08'52"	41.41	41.40	S.27°34'26"E.
18	2067.00	17°21'37"	626.29	623.90	S.36°49'41"E.
33	40.00	48°11'23"	33.64	32.66	N.47°58'41"E.
34	40.00	03°57'44"	2.77	2.77	N.25°51'52"E.
35	40.00	44°13'38"	30.88	30.12	N.49°57'34"E.
36	65.00	98°00'16"	111.18	98.12	N.23°04'15"E.
37	65.00	178°22'29"	202.36	129.99	S.64°52'52"W.
38	65.00	38°53'42"	44.12	43.28	N.52°37'32"E.
39	65.00	59°06'35"	67.06	64.12	N.03°37'24"E.
40	65.00	109°50'12"	124.61	106.38	N.80°51'00"W.
209	25.00	64°44'04"	28.25	26.77	S.02°49'45"W.
210	25.00	24°26'08"	10.66	10.58	S.20°28'59"W.
212	25.00	47°20'06"	20.65	20.07	S.14°57'43"W.
225	25.00	37°16'01"	16.26	15.98	N.06°51'52"W.
226	25.00	50°11'23"	21.90	21.21	N.24°14'24"E.
227	25.00	34°48'16"	15.19	14.95	N.58°11'23"W.
228	25.00	13°21'39"	5.83	5.82	S.83°53'49"W.
229	25.00	100°19'57"	43.78	38.40	N.39°15'22"W.
235	75.00	58°33'16"	76.65	73.36	N.06°11'02"E.
236	39.94	47°24'14"	33.04	32.11	N.14°57'43"E.
238	80.00	65°34'45"	91.57	86.65	N.00°05'19"W.
239	70.00	26°14'51"	32.07	31.79	N.19°34'38"E.
240	35.00	66°50'32"	40.83	38.56	N.39°52'28"E.
241	35.00	101°26'36"	61.97	54.19	N.22°34'26"E.
296	13.00	110°39'08"	25.11	21.38	S.73°28'21"E.

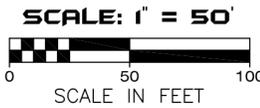
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SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE



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SUNSTONE VILLAGE F3

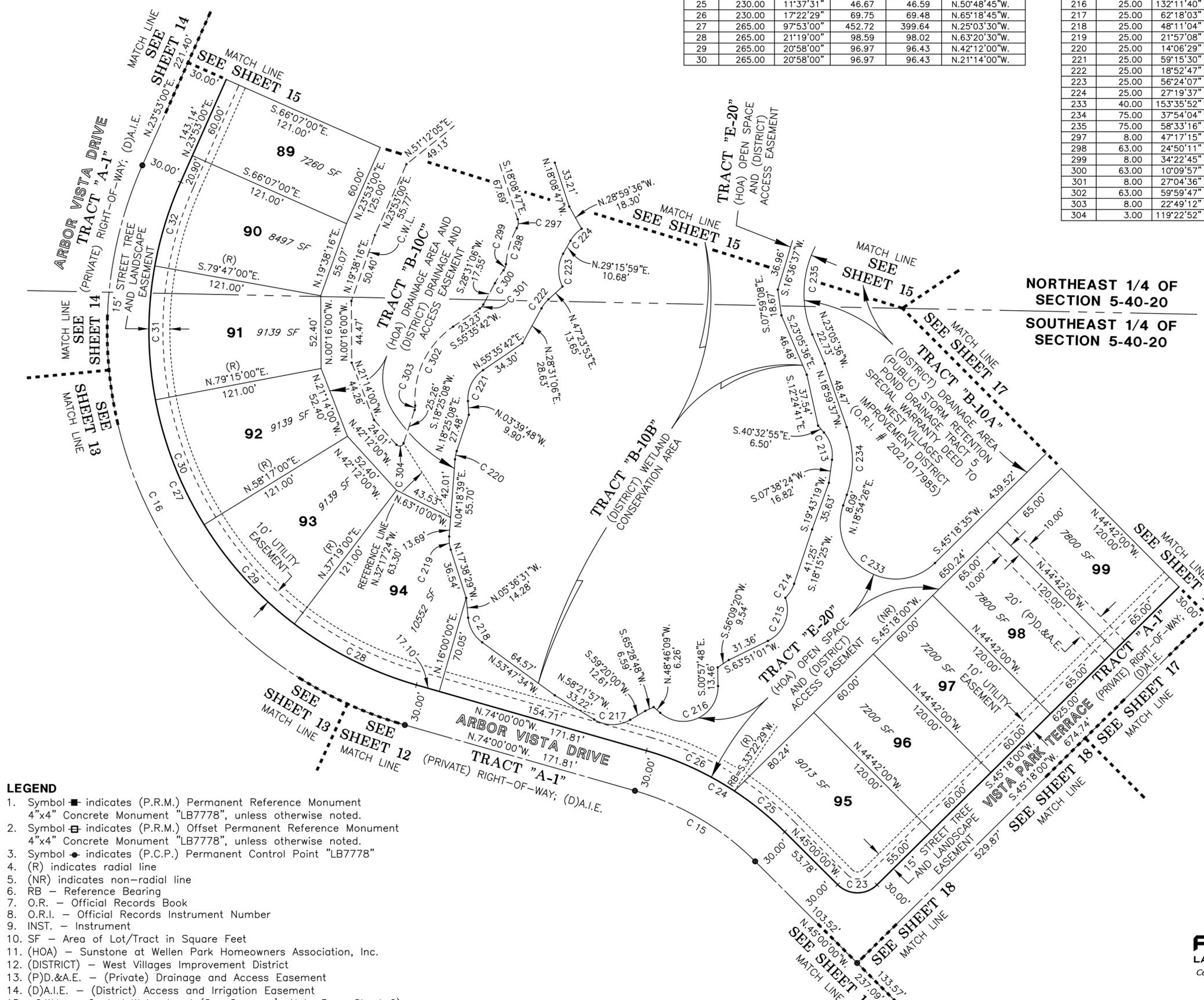
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	200.00	29°00'00"	101.23	100.15	N.59°30'00"W.
16	295.00	97°53'00"	503.97	444.88	N.25°03'30"W.
23	20.00	89°42'00"	31.31	28.21	N.89°51'00"W.
24	230.00	29°00'00"	116.41	115.17	N.59°30'00"W.
25	230.00	11°37'31"	46.67	46.59	N.50°48'45"W.
26	230.00	17°22'29"	69.75	69.48	N.65°18'45"W.
27	265.00	97°53'00"	452.72	399.64	N.25°03'30"W.
28	265.00	21°19'00"	98.59	98.02	N.63°20'30"W.
29	265.00	20°58'00"	96.97	96.43	N.42°12'00"W.
30	265.00	20°58'00"	96.97	96.43	N.21°14'00"W.

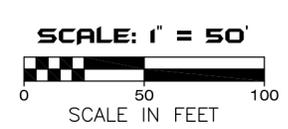
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
31	265.00	20°58'00"	96.97	96.43	N.00°16'00"W.
32	265.00	13°40'00"	63.21	63.06	N.17°03'00"E.
213	25.00	48°11'18"	21.03	20.41	S.16°27'15"E.
214	25.00	27°32'10"	12.01	11.90	S.32°01'30"W.
215	25.00	83°50'59"	36.59	33.41	S.21°55'31"W.
216	25.00	132°11'40"	57.68	45.71	S.65°08'02"W.
217	25.00	62°18'03"	27.18	25.86	N.89°30'59"W.
218	25.00	48°11'04"	21.02	20.41	N.29°42'02"W.
219	25.00	21°57'08"	9.58	9.52	N.06°39'55"E.
220	25.00	14°06'29"	6.16	6.14	N.11°21'53"E.
221	25.00	59°15'30"	25.86	24.72	N.25°57'57"E.
222	25.00	18°52'47"	8.24	8.20	N.37°57'30"E.
223	25.00	56°24'07"	24.61	23.63	N.01°03'56"E.
224	25.00	27°19'37"	11.92	11.81	N.42°55'47"E.
233	40.00	153°35'52"	107.23	77.89	N.57°53'30"W.
234	75.00	37°54'04"	49.61	48.71	N.00°02'36"W.
235	75.00	58°33'16"	76.65	73.36	N.06°11'02"E.
297	8.00	47°17'15"	6.60	6.42	S.05°29'51"W.
298	63.00	24°50'11"	27.31	27.10	S.16°43'23"W.
299	8.00	34°22'45"	4.80	4.73	N.37°29'40"W.
300	63.00	10°09'57"	11.18	11.16	S.33°36'04"W.
301	8.00	27°04'36"	3.78	3.75	S.42°03'24"W.
302	63.00	59°59'47"	65.97	63.00	S.25°35'49"W.
303	8.00	22°49'12"	3.19	3.17	S.07°00'31"W.
304	3.00	119°22'52"	6.25	5.18	S.78°06'34"W.



NORTHEAST 1/4 OF SECTION 5-40-20
SOUTHEAST 1/4 OF SECTION 5-40-20

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 - (D)A.I.E. - (District) Access and Irrigation Easement
 - C.W.L. - Control Water Level (See Surveyor's Note 3 on Sheet 2)



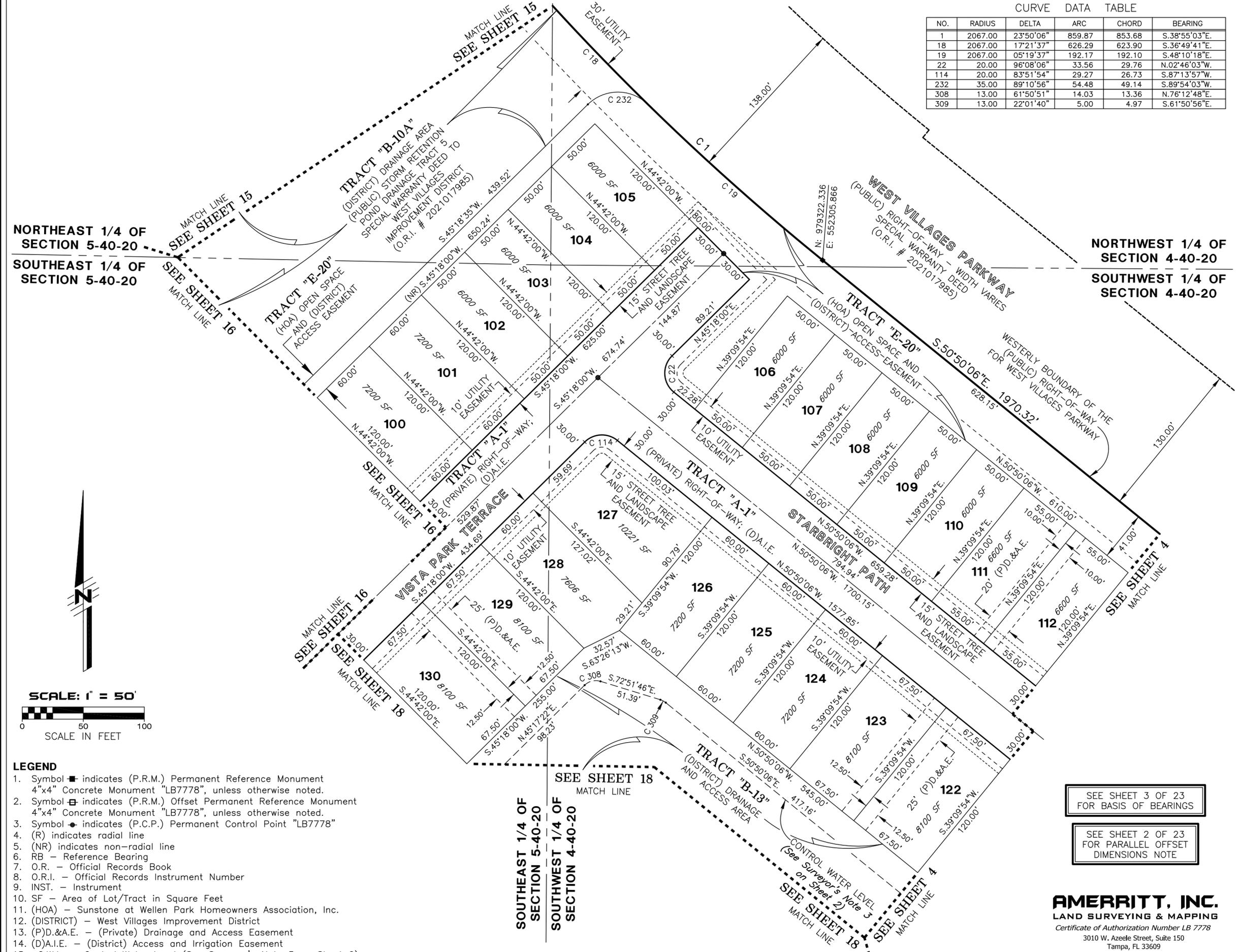
SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SUNSTONE VILLAGE F3

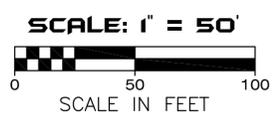
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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2067.00	23°50'06"	859.87	853.68	S.38°55'03"E.
18	2067.00	17°21'37"	626.29	623.90	S.36°49'41"E.
19	2067.00	05°19'37"	192.17	192.10	S.48°10'18"E.
22	20.00	96°08'06"	33.56	29.76	N.02°46'03"W.
114	20.00	83°51'54"	29.27	26.73	S.87°13'57"W.
232	35.00	89°10'56"	54.48	49.14	S.89°54'03"W.
308	13.00	61°50'51"	14.03	13.36	N.76°12'48"E.
309	13.00	22°01'40"	5.00	4.97	S.61°50'56"E.



NORTHEAST 1/4 OF SECTION 5-40-20
SOUTHEAST 1/4 OF SECTION 5-40-20

NORTHWEST 1/4 OF SECTION 4-40-20
SOUTHWEST 1/4 OF SECTION 4-40-20



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SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

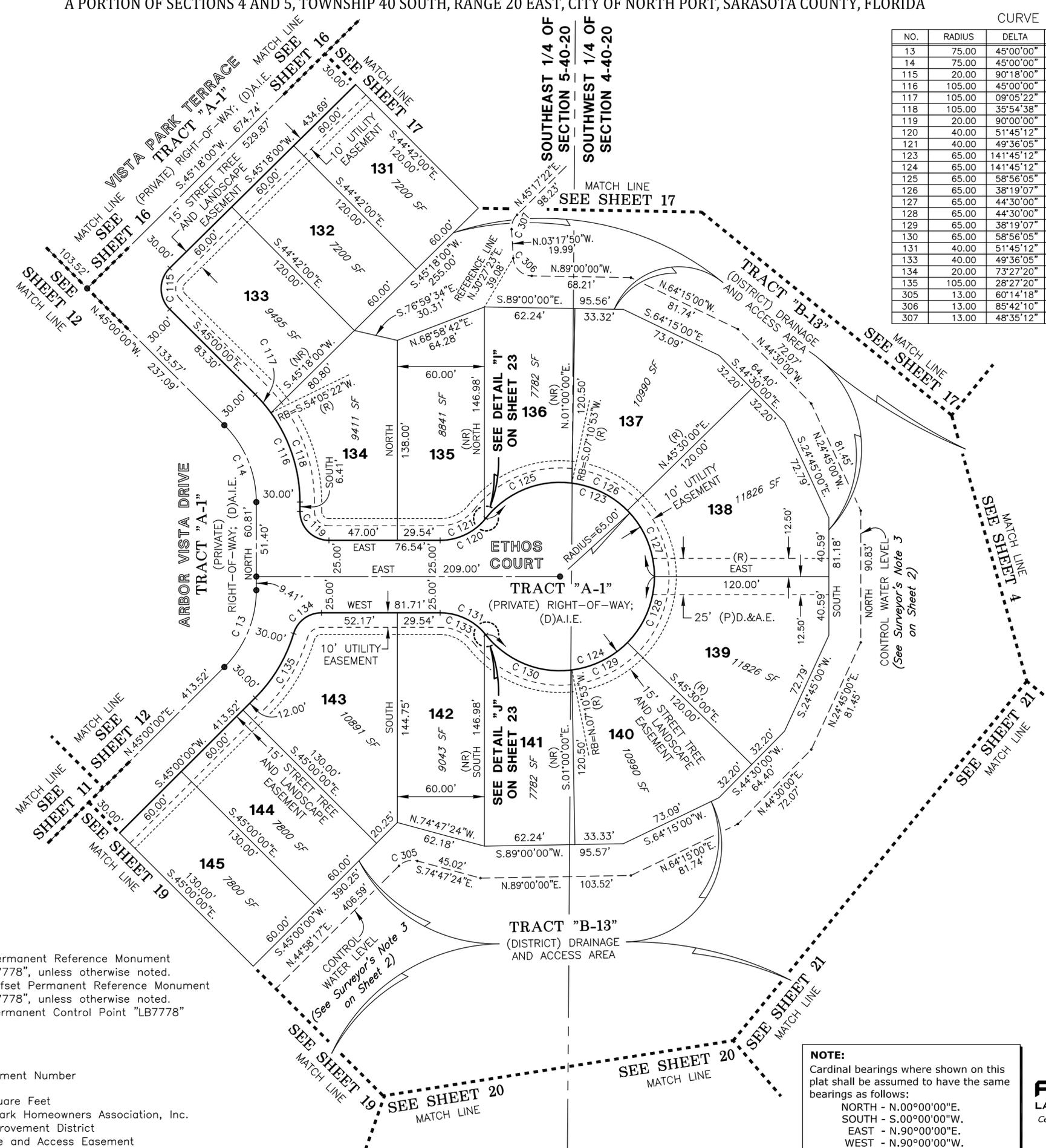
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SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

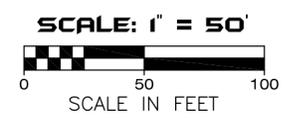
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	75.00	45°00'00"	58.90	57.40	N.22°30'00"E.
14	75.00	45°00'00"	58.90	57.40	N.22°30'00"W.
115	20.00	90°18'00"	31.52	28.36	S.00°09'00"W.
116	105.00	45°00'00"	82.47	80.36	S.22°30'00"E.
117	105.00	09°05'22"	16.66	16.64	S.40°27'19"E.
118	105.00	35°54'38"	65.81	64.74	S.17°57'19"E.
119	20.00	90°00'00"	31.42	28.28	S.45°00'00"E.
120	40.00	51°45'12"	36.13	34.91	N.64°07'24"E.
121	40.00	49°36'05"	34.63	33.56	N.65°11'58"E.
123	65.00	141°45'12"	160.81	122.83	S.70°52'36"E.
124	65.00	141°45'12"	160.81	122.83	S.70°52'36"W.
125	65.00	58°56'05"	66.86	63.95	N.67°42'50"E.
126	65.00	38°19'07"	43.47	42.67	S.63°39'34"E.
127	65.00	44°30'00"	50.48	49.22	S.22°15'00"E.
128	65.00	44°30'00"	50.48	49.22	S.22°15'00"W.
129	65.00	38°19'07"	43.47	42.67	S.63°39'34"W.
130	65.00	58°56'05"	66.86	63.95	N.67°42'50"W.
131	40.00	51°45'12"	36.13	34.91	N.64°07'24"W.
133	40.00	49°36'05"	34.63	33.56	N.65°11'58"W.
134	20.00	73°27'20"	25.64	23.92	S.53°16'20"W.
135	105.00	28°27'20"	52.15	51.61	S.30°46'20"W.
305	13.00	60°14'18"	13.67	13.05	N.75°05'26"E.
306	13.00	85°42'10"	19.45	17.68	N.46°08'55"W.
307	13.00	48°35'12"	11.02	10.70	N.20°59'46"E.



LEGEND

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NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.



SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

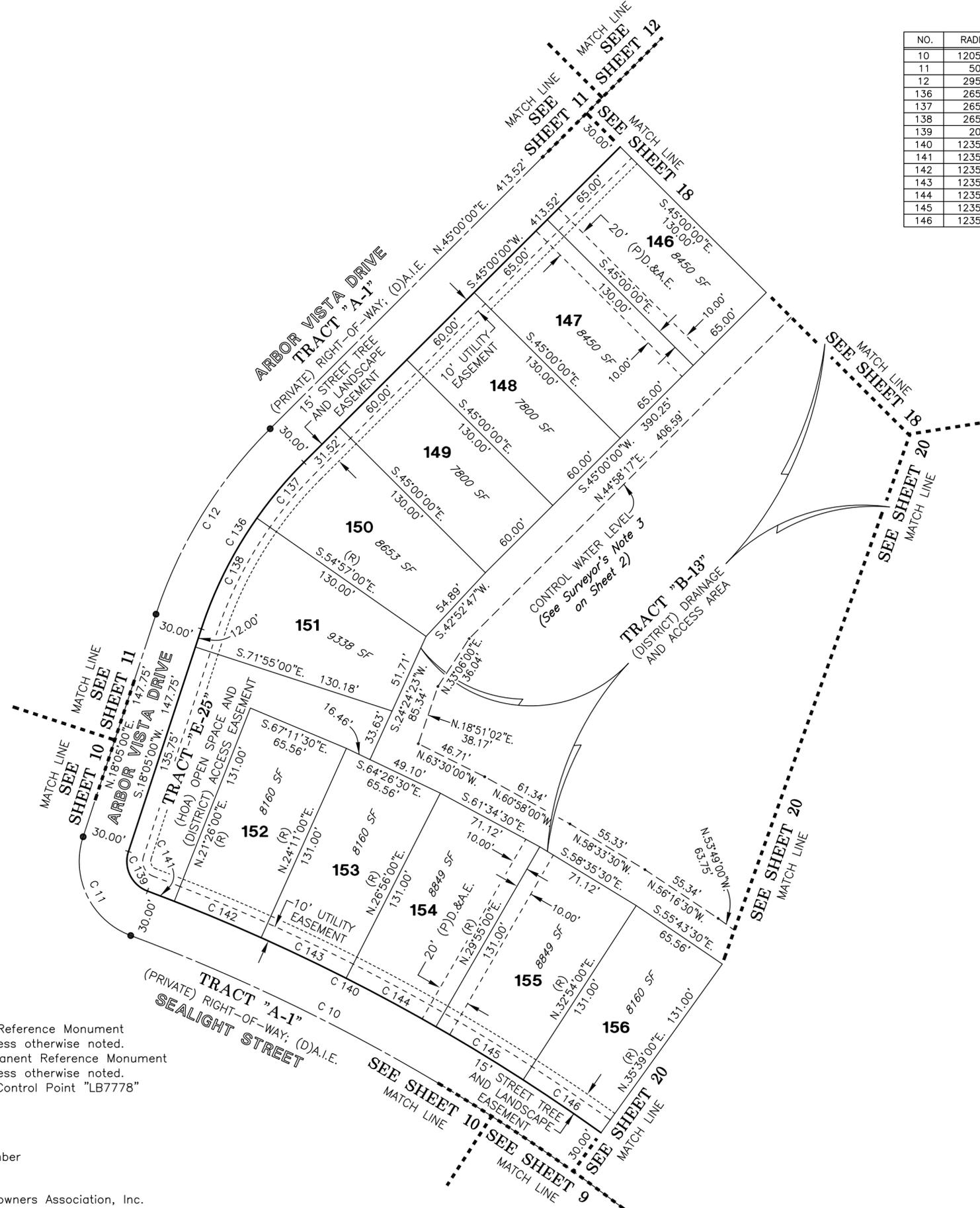
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SUNSTONE VILLAGE F3

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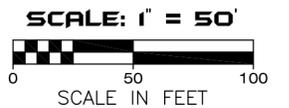
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	1205.00	21°37'18"	454.73	452.03	N.58°35'39"W.
11	50.00	87°29'18"	76.35	69.14	N.25°39'39"E.
12	295.00	26°55'00"	138.59	137.32	N.31°32'30"E.
136	265.00	26°55'00"	124.49	123.35	S.31°32'30"W.
137	265.00	09°57'00"	46.02	45.96	S.40°01'30"W.
138	265.00	16°58'00"	78.47	78.19	S.26°34'00"W.
139	20.00	87°29'18"	30.54	27.66	S.25°39'39"E.
140	1235.00	21°37'18"	466.05	463.29	S.58°35'39"E.
141	1235.00	00°50'18"	18.07	18.07	S.68°59'09"E.
142	1235.00	02°45'00"	59.27	59.27	S.67°11'30"E.
143	1235.00	02°45'00"	59.27	59.27	S.64°26'30"E.
144	1235.00	02°59'00"	64.31	64.30	S.61°34'30"E.
145	1235.00	02°59'00"	64.31	64.30	S.58°35'30"E.
146	1235.00	02°45'00"	59.27	59.27	S.55°43'30"E.



LEGEND

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5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. O.R.I. - Official Records Instrument Number
9. INST. - Instrument
10. SF - Area of Lot/Tract in Square Feet
11. (HOA) - Sunstone at Wellen Park Homeowners Association, Inc.
12. (DISTRICT) - West Villages Improvement District
13. (P)D.&A.E. - (Private) Drainage and Access Easement
14. (D)A.I.E. - (District) Access and Irrigation Easement



SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SUNSTONE VILLAGE F3

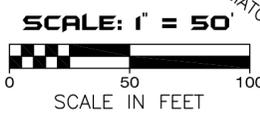
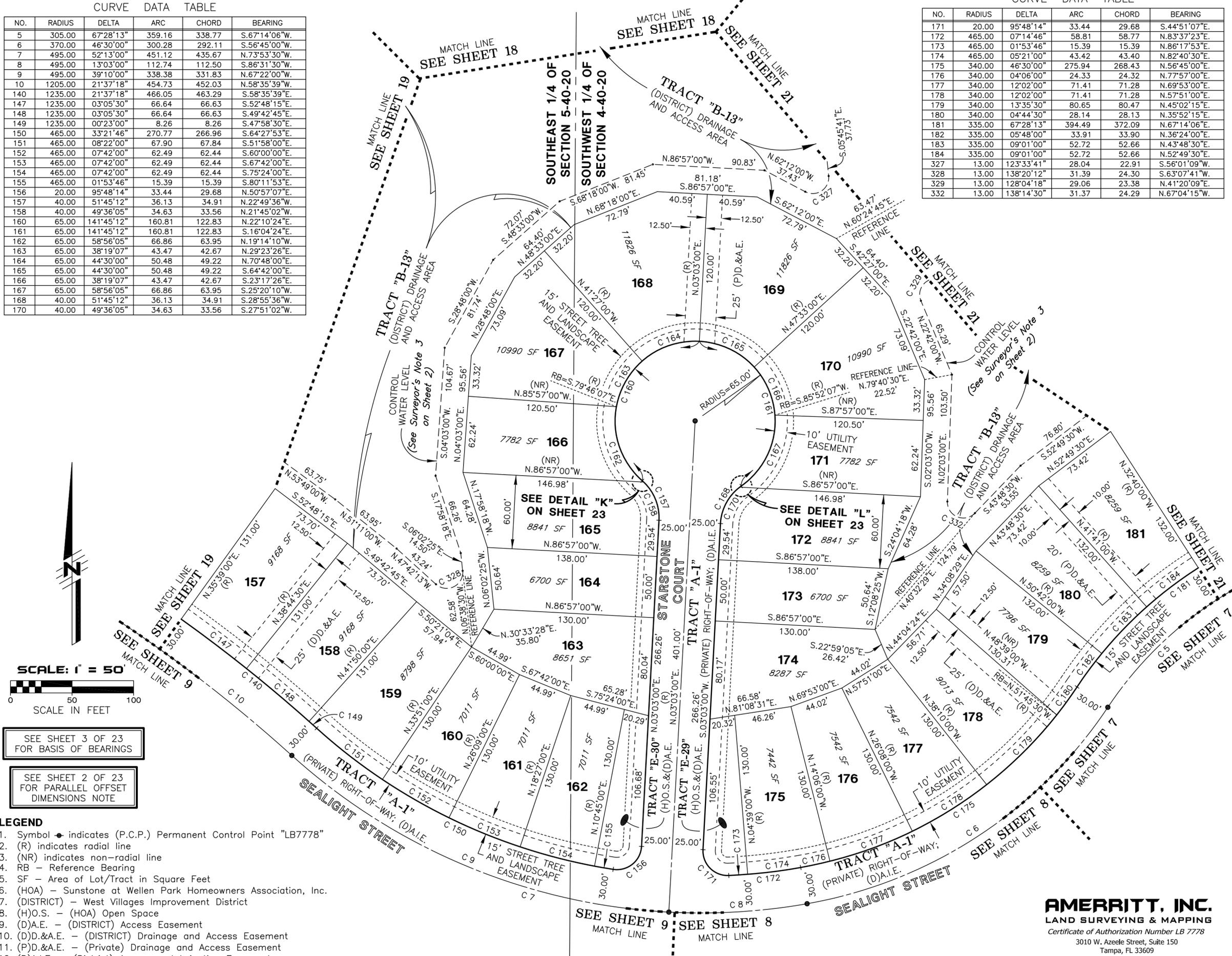
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	305.00	67°28'13"	359.16	338.77	S.67°14'06"W.
6	370.00	46°30'00"	300.28	292.11	S.56°45'00"W.
7	495.00	52°13'00"	451.12	435.67	N.73°53'30"W.
8	495.00	13°03'00"	112.74	112.50	S.86°31'30"W.
9	495.00	39°10'00"	338.38	331.83	N.67°22'00"W.
10	1205.00	21°37'18"	454.73	452.03	N.58°35'39"W.
140	1235.00	21°37'18"	466.05	463.29	S.58°35'39"E.
147	1235.00	03°05'30"	66.64	66.63	S.52°48'15"E.
148	1235.00	03°05'30"	66.64	66.63	S.49°42'45"E.
149	1235.00	00°23'00"	8.26	8.26	S.47°58'30"E.
150	465.00	33°21'46"	270.77	266.96	S.64°27'53"E.
151	465.00	08°22'00"	67.90	67.84	S.51°58'00"E.
152	465.00	07°42'00"	62.49	62.44	S.60°00'00"E.
153	465.00	07°42'00"	62.49	62.44	S.67°42'00"E.
154	465.00	07°42'00"	62.49	62.44	S.75°24'00"E.
155	465.00	01°53'46"	15.39	15.39	S.80°11'53"E.
156	20.00	95°48'14"	33.44	29.68	N.50°57'07"E.
157	40.00	51°45'12"	36.13	34.91	N.22°49'36"W.
158	40.00	49°36'05"	34.63	33.56	N.21°45'02"W.
160	65.00	141°45'12"	160.81	122.83	N.22°10'24"E.
161	65.00	141°45'12"	160.81	122.83	S.16°04'24"E.
162	65.00	58°56'05"	66.86	63.95	N.19°14'10"W.
163	65.00	38°19'07"	43.47	42.67	N.29°23'26"E.
164	65.00	44°30'00"	50.48	49.22	N.70°48'00"E.
165	65.00	44°30'00"	50.48	49.22	S.64°42'00"E.
166	65.00	38°19'07"	43.47	42.67	S.23°17'26"E.
167	65.00	58°56'05"	66.86	63.95	S.25°20'10"W.
168	40.00	51°45'12"	36.13	34.91	S.28°55'36"W.
170	40.00	49°36'05"	34.63	33.56	S.27°51'02"W.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
171	20.00	95°48'14"	33.44	29.68	S.44°51'07"E.
172	465.00	07°14'46"	58.81	58.77	N.83°37'23"E.
173	465.00	01°53'46"	15.39	15.39	N.86°17'53"E.
174	465.00	05°21'00"	43.42	43.40	N.82°40'30"E.
175	340.00	46°30'00"	275.94	268.43	N.69°45'00"E.
176	340.00	04°06'00"	24.33	24.32	N.77°57'00"E.
177	340.00	12°02'00"	71.41	71.28	N.69°53'00"E.
178	340.00	12°02'00"	71.41	71.28	N.57°51'00"E.
179	340.00	13°35'30"	80.65	80.47	N.45°02'15"E.
180	340.00	04°44'30"	28.14	28.13	N.35°52'15"E.
181	335.00	67°28'13"	394.49	372.09	N.67°14'06"E.
182	335.00	05°48'00"	33.91	33.90	N.69°53'00"E.
183	335.00	09°01'00"	52.72	52.66	N.43°48'30"E.
184	335.00	09°01'00"	52.72	52.66	N.52°49'30"E.
327	13.00	123°33'41"	28.04	22.91	S.56°01'09"W.
328	13.00	138°20'12"	31.39	24.30	S.63°07'41"W.
329	13.00	128°04'18"	29.06	23.38	N.41°20'09"E.
332	13.00	138°14'30"	31.37	24.29	N.67°04'15"W.



SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

- LEGEND**
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 - (DISTRICT) - West Villages Improvement District
 - (H)O.S. - (HOA) Open Space
 - (D)A.E. - (DISTRICT) Access Easement
 - (D)D.&A.E. - (DISTRICT) Drainage and Access Easement
 - (P)D.&A.E. - (Private) Drainage and Access Easement
 - (D)A.I.E. - (District) Access and Irrigation Easement

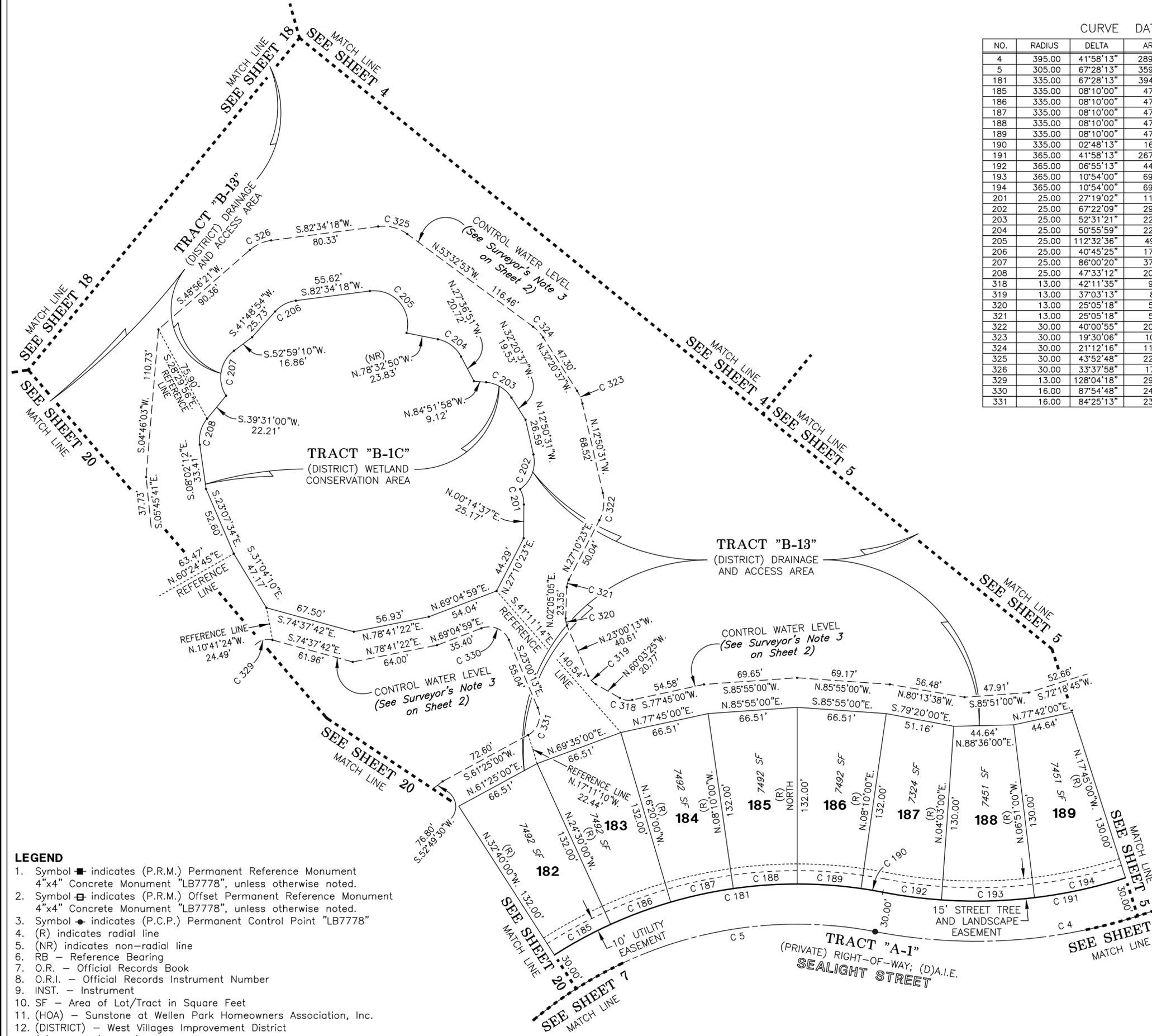
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azelee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SUNSTONE VILLAGE F3

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

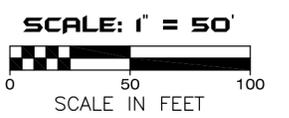
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	395.00	41°58'13"	289.34	282.92	S.79°59'06"W.
5	305.00	67°28'13"	359.16	338.77	S.67°14'06"W.
181	335.00	67°28'13"	394.49	372.09	N.67°14'06"E.
185	335.00	08°10'00"	47.75	47.71	N.61°25'00"E.
186	335.00	08°10'00"	47.75	47.71	N.69°35'00"E.
187	335.00	08°10'00"	47.75	47.71	N.77°45'00"E.
188	335.00	08°10'00"	47.75	47.71	N.85°55'00"E.
189	335.00	08°10'00"	47.75	47.71	S.85°55'00"E.
190	335.00	02°48'13"	16.39	16.39	S.80°25'54"E.
191	365.00	41°58'13"	267.37	261.43	N.79°59'06"E.
192	365.00	06°55'13"	44.08	44.06	S.82°29'24"E.
193	365.00	10°54'00"	69.44	69.33	N.88°36'00"E.
194	365.00	10°54'00"	69.44	69.33	N.77°42'00"E.
201	25.00	27°19'02"	11.92	11.81	N.13°24'54"W.
202	25.00	67°22'09"	29.40	27.73	N.20°50'33"E.
203	25.00	52°31'21"	22.92	22.12	N.58°36'18"W.
204	25.00	50°55'59"	22.22	21.50	N.53°04'50"W.
205	25.00	112°32'36"	49.11	41.58	N.41°09'24"W.
206	25.00	40°45'25"	17.78	17.41	S.62°11'36"W.
207	25.00	86°00'20"	37.53	34.10	S.09°59'00"W.
208	25.00	47°33'12"	20.75	20.16	S.15°44'24"W.
318	13.00	42°11'35"	9.57	9.36	N.81°09'13"W.
319	13.00	37°03'13"	8.41	8.26	N.41°31'49"W.
320	13.00	25°05'18"	5.69	5.65	N.10°27'34"W.
321	13.00	25°05'18"	5.69	5.65	N.14°37'44"E.
322	30.00	40°00'55"	20.95	20.53	N.07°09'56"E.
323	30.00	19°30'06"	10.21	10.16	N.22°35'34"W.
324	30.00	21°12'16"	11.10	11.04	N.42°56'45"W.
325	30.00	43°52'48"	22.98	22.42	N.75°29'18"W.
326	30.00	33°37'58"	17.61	17.36	S.65°45'20"W.
329	13.00	128°04'18"	29.06	23.38	N.41°20'09"E.
330	16.00	87°54'48"	24.55	22.21	S.66°57'37"E.
331	16.00	84°25'13"	23.57	21.50	S.19°12'24"W.



LEGEND

1. Symbol ■ indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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12. (DISTRICT) - West Villages Improvement District
13. (D)A.I.E. - (District) Access and Irrigation Easement



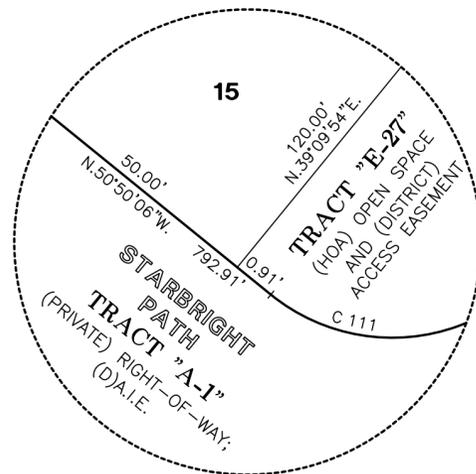
SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

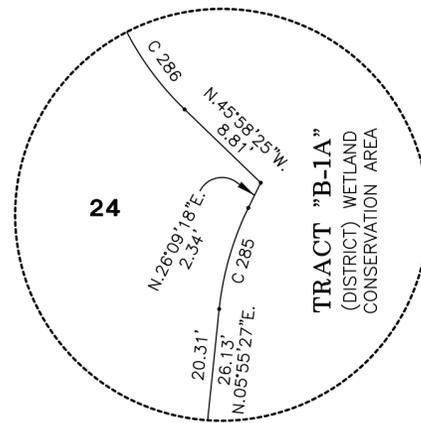
AMERRITT, INC.
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SUNSTONE VILLAGE F3

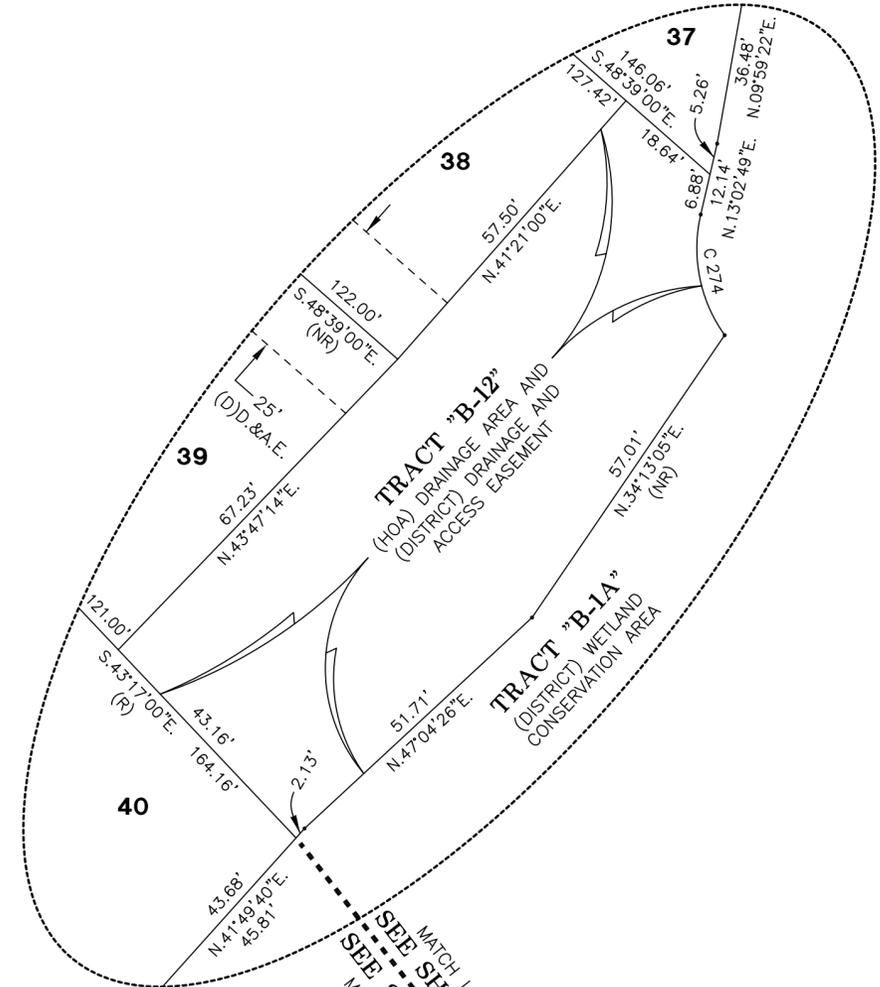
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



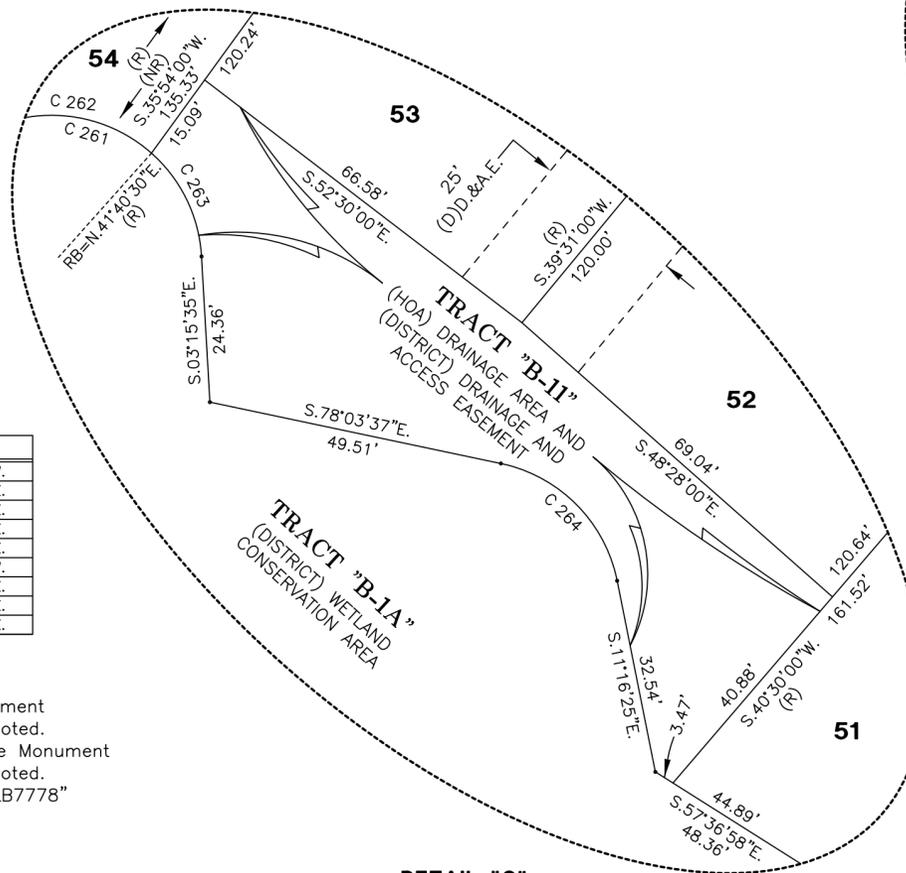
DETAIL "A"
NOT TO SCALE
(SEE SHEET 5)



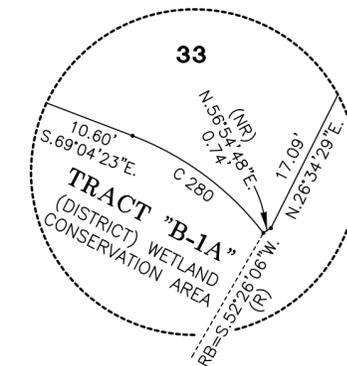
DETAIL "B"
NOT TO SCALE
(SEE SHEET 6)



DETAIL "E"
NOT TO SCALE
(SEE SHEET 7)



DETAIL "C"
NOT TO SCALE
(SEE SHEET 7)



DETAIL "D"
NOT TO SCALE
(SEE SHEET 7)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
111	20.00	65°43'54"	22.94	21.71	N.83°42'03"W.
261	25.00	94°49'37"	41.38	36.81	S.50°40'24"E.
262	25.00	49°45'43"	21.71	21.04	S.73°12'21"E.
263	25.00	45°03'55"	19.66	19.16	S.25°47'33"E.
264	25.00	66°47'12"	29.14	27.52	S.44°40'01"E.
274	25.00	48°30'02"	21.16	20.54	N.11°12'12"W.
280	25.00	31°30'29"	13.75	13.58	S.53°19'09"E.
285	25.00	20°13'52"	8.83	8.78	N.16°02'22"E.
286	25.00	119°59'39"	52.36	43.30	N.14°01'25"E.

LEGEND

- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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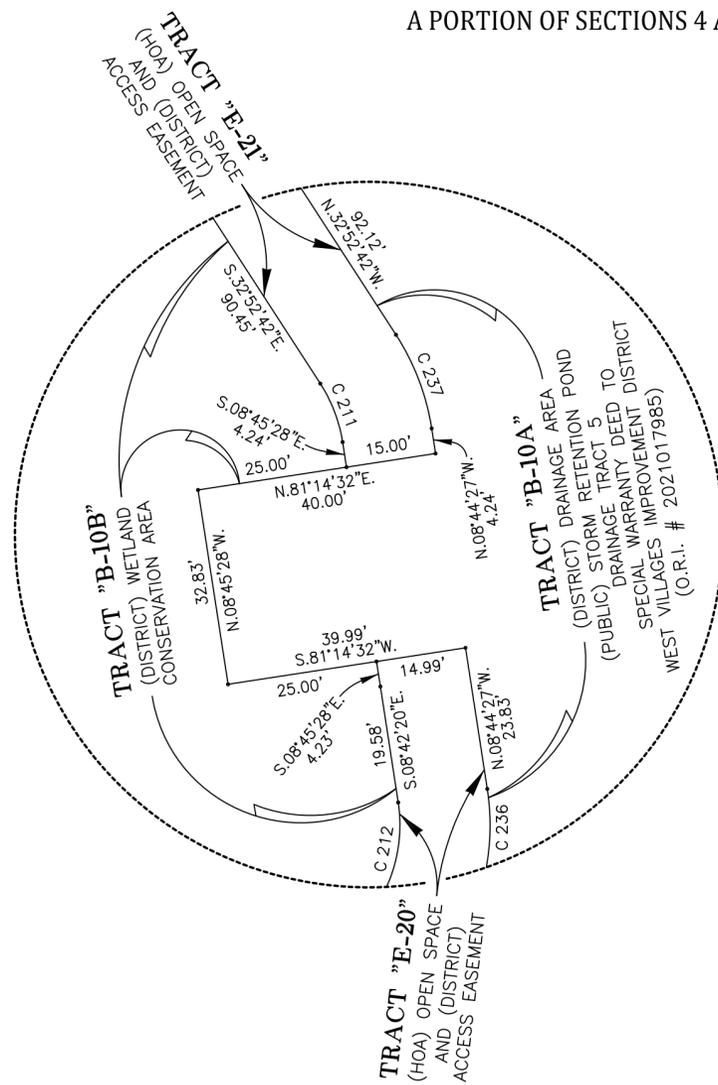


SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

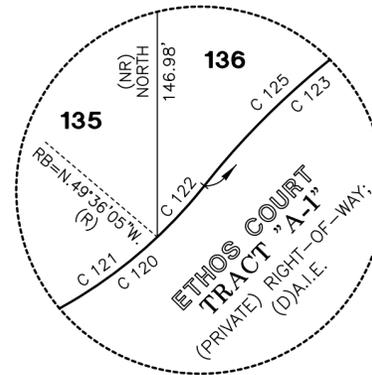
SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SUNSTONE VILLAGE F3

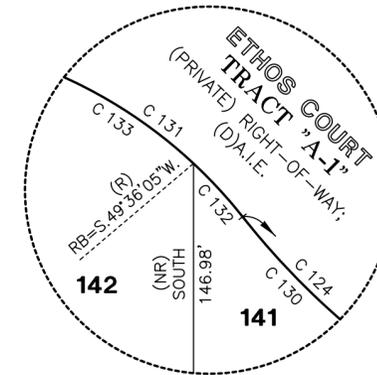
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



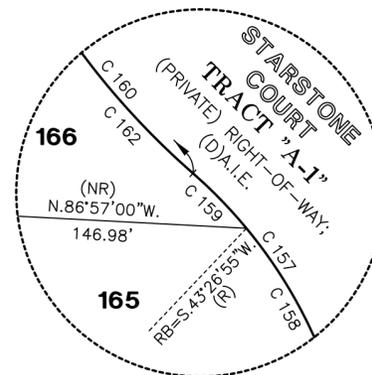
DETAIL "H"
NOT TO SCALE
(SEE SHEET 15)



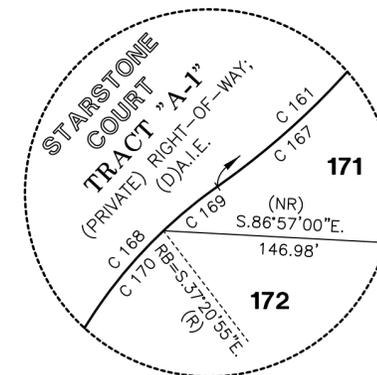
DETAIL "I"
NOT TO SCALE
(SEE SHEET 18)



DETAIL "J"
NOT TO SCALE
(SEE SHEET 18)



DETAIL "K"
NOT TO SCALE
(SEE SHEET 20)



DETAIL "L"
NOT TO SCALE
(SEE SHEET 20)



LEGEND

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
120	40.00	51°45'12"	36.13	34.91	N.64°07'24"E.
121	40.00	49°36'05"	34.63	33.56	N.65°11'58"E.
122	40.00	02°09'08"	1.50	1.50	N.39°19'22"E.
123	65.00	141°45'12"	160.81	122.83	S.70°52'36"E.
124	65.00	141°45'12"	160.81	122.83	S.70°52'36"E.
125	65.00	58°56'05"	66.86	63.95	N.67°42'50"E.
130	65.00	58°56'05"	66.86	63.95	N.67°42'50"W.
131	40.00	51°45'12"	36.13	34.91	N.64°07'24"W.
132	40.00	02°09'08"	1.50	1.50	N.39°19'22"W.
133	40.00	49°36'05"	34.63	33.56	N.65°11'58"W.
157	40.00	51°45'12"	36.13	34.91	N.22°49'36"W.
158	40.00	49°36'05"	34.63	33.56	N.21°45'02"W.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
159	40.00	02°09'08"	1.50	1.50	N.47°37'38"W.
160	65.00	141°45'12"	160.81	122.83	N.22°10'24"E.
161	65.00	141°45'12"	160.81	122.83	S.16°04'24"E.
162	65.00	58°56'05"	66.86	63.95	N.19°14'10"W.
167	65.00	58°56'05"	66.86	63.95	S.25°20'10"W.
168	40.00	51°45'12"	36.13	34.91	S.28°55'36"W.
169	40.00	02°09'08"	1.50	1.50	S.53°43'38"W.
170	40.00	49°36'05"	34.63	33.56	S.27°51'02"W.
211	25.00	24°07'14"	10.52	10.45	S.20°49'05"E.
212	25.00	47°20'06"	20.65	20.07	S.14°57'43"E.
236	39.94	47°24'14"	33.04	32.11	N.14°57'43"E.
237	40.00	24°07'14"	16.84	16.72	N.20°49'05"W.

SEE SHEET 3 OF 23
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23
FOR PARALLEL OFFSET
DIMENSIONS NOTE