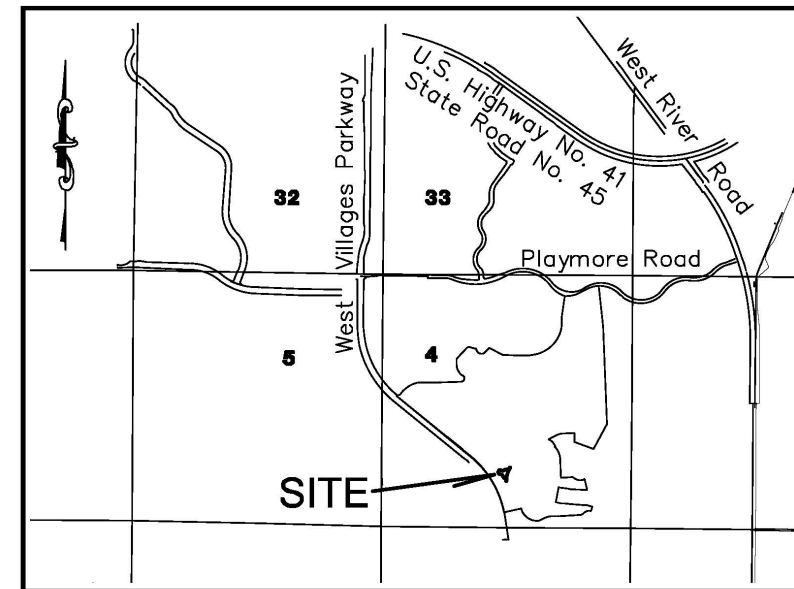


BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 514 AND TRACT 608

A REPLAT OF A PORTION OF TRACTS 514 AND 608, 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, and the West Villages Improvement District (the "District") created pursuant to Chapter 189, Florida Statutes, collectively (the "Owners") do here certify ownership of the property described on this plat entitled "BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 514 AND TRACT 608", and do hereby grant, convey, and dedicate said Plat for record.

Owners do hereby state and declare the following:

Owners, as the fee simple owner(s), do further dedicate to the Brightmore at Wellen Park Homeowners Association, Inc., Tracts 608A for Private Common Area and Recreation Area, Drainage, Lake Maintenance Access Easement, Private Landscaping, Irrigation, Walls, Access, Signage, and Utility Easements.

Owners, as the fee simple owner(s), do 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.

Owners, as the fee simple owner(s), intend to dedicate and convey Tracts: 514A, Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements, to the 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 Owners, have 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 _____

IN WITNESS WHEREOF, the undersigned West Villages Improvement District Chairman and attested by its Secretary, has caused this presents to be executed in its name this _____ day of _____, A.D., 2023.

By: _____ Secretary By: _____ Chairman

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, an Independent Special District created pursuant to Chapter 189, Florida Statutes, on behalf of the District. The above-named person has produced a _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

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

Signature of Notary Public _____

NOTE:

"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 514A 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 (BM's) and lot boundary corners installation date will be certified by a recorded affidavit.

Date _____

Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
680 US 41 Bypass N., Suite #1
Venice Florida 34285

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.

City Surveyor & Mapper Date: _____
_____, Professional Surveyor and Mapper

Florida Certificate No. _____

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the current subdivision ordinance of the City of North Port, Sarasota County, Florida.

BY: _____ Date _____
City Engineer

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This _____ day of _____, A.D. 2023.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2023.

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

By: _____
Deputy Clerk

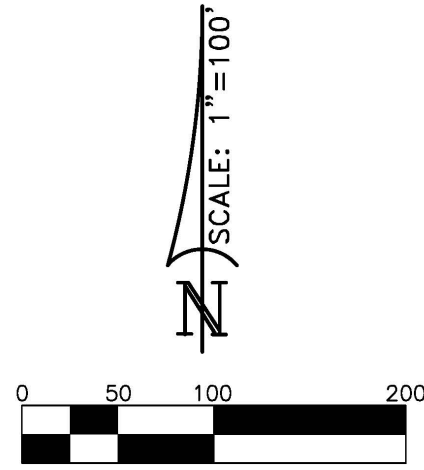


BRITT SURVEYING, INC.

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 TRACT 514 AND TRACT 608

A REPLAT OF A PORTION OF TRACTS 514 AND 608, 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.



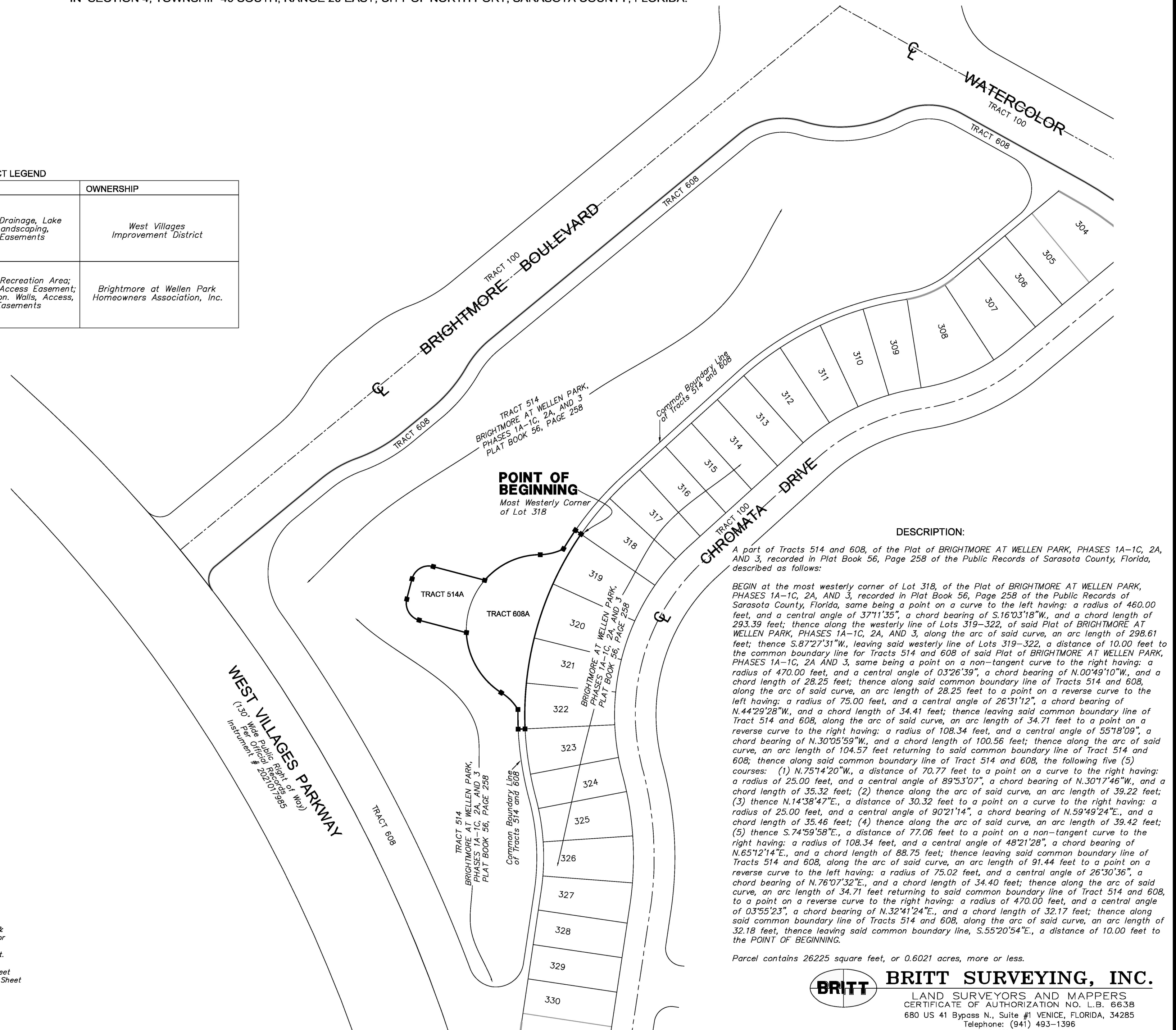
TRACT LEGEND		
NUMBER	DESCRIPTION	OWNERSHIP
514A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District
608A	Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage and Utility Easements	Brightmore at Wellen Park Homeowners Association, Inc.

NOTES:

- Bearings shown hereon refer to an assumed meridian, North line of Section 4, as having a bearing of = N.89°39'52"W.
- 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.
- 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.

LEGEND:

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



DESCRIPTION:

A part of Tracts 514 and 608, 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 westerly corner of Lot 318, 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, same being a point on a curve to the left having: a radius of 460.00 feet, and a central angle of 37°11'35", a chord bearing of S.16°03'18"W, and a chord length of 293.39 feet; thence along the westerly line of Lots 319-322, of said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, along the arc of said curve, an arc length of 298.61 feet; thence S.87°27'31"W, leaving said westerly line of Lots 319-322, a distance of 10.00 feet to the common boundary line for Tracts 514 and 608 of said Plat of BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A AND 3, same being a point on a non-tangent curve to the right having: a radius of 470.00 feet, and a central angle of 03°26'39", a chord bearing of N.00°49'10"W, and a chord length of 28.25 feet; thence along said common boundary line of Tracts 514 and 608, along the arc of said curve, an arc length of 28.25 feet to a point on a reverse curve to the left having: a radius of 75.00 feet, and a central angle of 26°31'12", a chord bearing of N.44°29'28"W, and a chord length of 34.41 feet; thence leaving said common boundary line of Tract 514 and 608, along the arc of said curve, an arc length of 34.71 feet to a point on a reverse curve to the right having: a radius of 108.34 feet, and a central angle of 55°18'09", a chord bearing of N.30°05'59"W, and a chord length of 100.56 feet; thence along the arc of said curve, an arc length of 104.57 feet returning to said common boundary line of Tract 514 and 608; thence along said common boundary line of Tract 514 and 608, the following five (5) courses: (1) N.75°14'20"W, a distance of 70.77 feet to a point on a curve to the right having: a radius of 25.00 feet, and a central angle of 89°53'07", a chord bearing of N.30°17'46"W, and a chord length of 35.32 feet; (2) thence along the arc of said curve, an arc length of 39.22 feet; (3) thence N.14°38'47"E, a distance of 30.32 feet to a point on a curve to the right having: a radius of 25.00 feet, and a central angle of 90°21'14", a chord bearing of N.59°49'24"E, and a chord length of 35.46 feet; (4) thence along the arc of said curve, an arc length of 39.42 feet; (5) thence S.74°59'58"E, a distance of 77.06 feet to a point on a non-tangent curve to the right having: a radius of 108.34 feet, and a central angle of 48°21'28", a chord bearing of N.65°12'14"E, and a chord length of 88.75 feet; thence leaving said common boundary line of Tracts 514 and 608, along the arc of said curve, an arc length of 91.44 feet to a point on a reverse curve to the left having: a radius of 75.02 feet, and a central angle of 26°30'36", a chord bearing of N.76°07'32"E, and a chord length of 34.40 feet; thence along the arc of said curve, an arc length of 34.71 feet returning to said common boundary line of Tract 514 and 608, to a point on a reverse curve to the right having: a radius of 470.00 feet, and a central angle of 03°55'23", a chord bearing of N.32°41'24"E, and a chord length of 32.17 feet; thence along said common boundary line of Tracts 514 and 608, along the arc of said curve, an arc length of 32.18 feet, thence leaving said common boundary line, S.55°20'54"E, a distance of 10.00 feet to the POINT OF BEGINNING.

Parcel contains 26225 square feet, or 0.6021 acres, more or less.

BRITT **BRITT SURVEYING, INC.**
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
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BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 514 AND TRACT 608

A REPLAT OF A PORTION OF TRACTS 514 AND 608, 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.

TRACT LEGEND

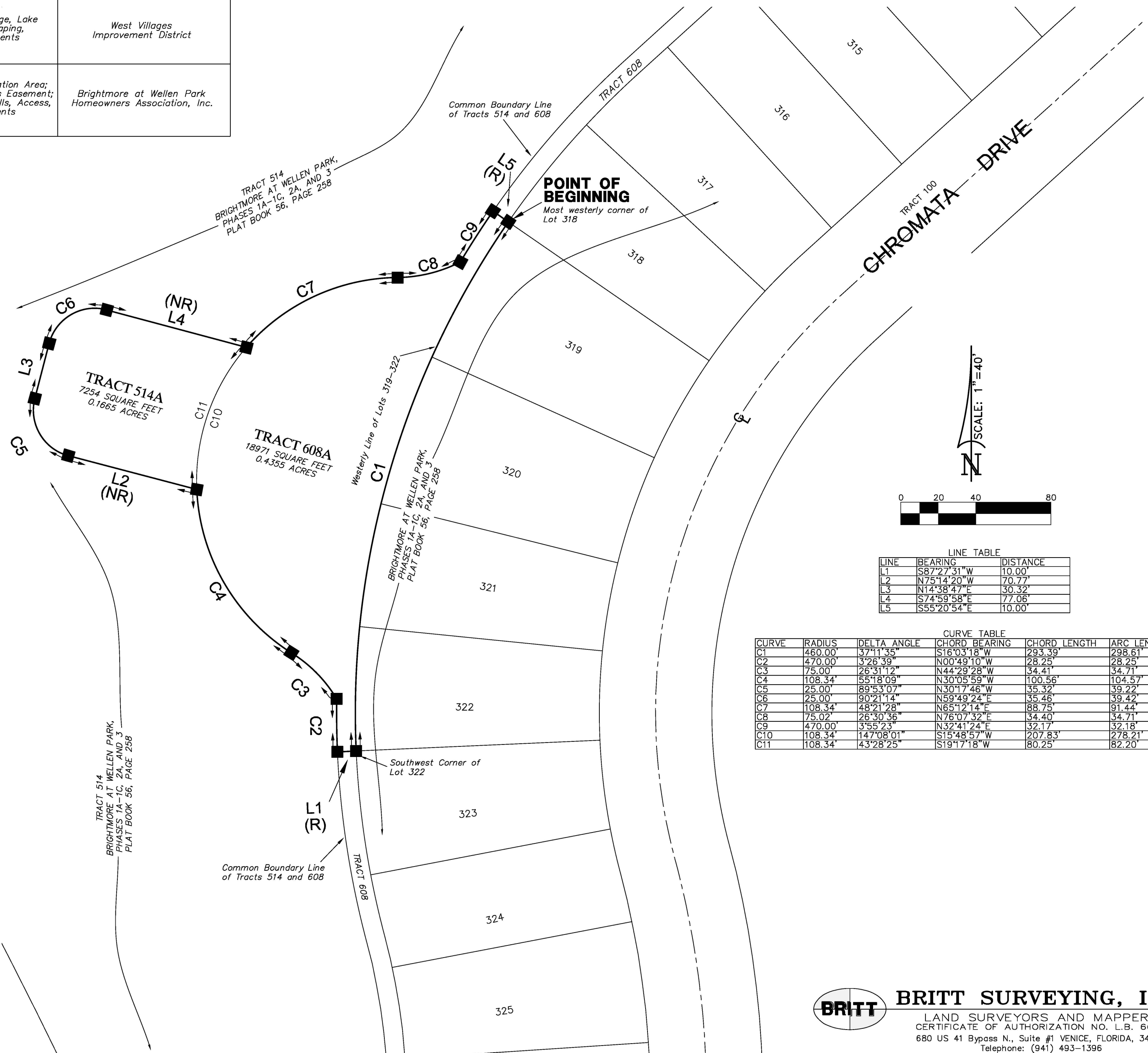
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NOTES:

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-B(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.

LEGEND:

- S. F. Square Feet
- — — Match Line
- (R) Radial Line
- (NR) Non-Radial Line
- ⊕ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 3/8" 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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°27'31"W	10.00'
L2	N75°14'20"W	70.77'
L3	N14°38'47"E	30.32'
L4	S74°59'58"E	77.06'
L5	S55°20'54"E	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	460.00'	37°11'35"	S16°03'18"W	293.39'	298.61'
C2	470.00'	3°26'39"	N00°49'10"W	28.25'	28.25'
C3	75.00'	26°31'12"	N44°29'28"W	34.41'	34.71'
C4	108.34'	55°18'09"	N30°05'59"W	100.56'	104.57'
C5	25.00'	89°53'07"	N30°17'46"W	35.32'	39.22'
C6	25.00'	90°21'14"	N59°49'24"E	35.46'	39.42'
C7	108.34'	48°21'28"	N65°12'14"E	88.75'	91.44'
C8	75.02'	28°30'36"	N76°07'32"E	34.40'	34.71'
C9	470.00'	3°55'23"	N32°41'24"E	32.17'	32.18'
C10	108.34'	147°08'01"	S15°48'57"W	207.83'	278.21'
C11	108.34'	43°28'25"	S19°17'18"W	80.25'	82.20'