



City of North Port

RESOLUTION NO. 2025-R-63

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A REPLAT OF A PORTION OF TRACT "A-1", PALMERA AT WELLEN PARK, PHASES IA, IB, IC & ID CONSISTING OF ± 11.4591 ACRES, LOCATED TO THE NORTH OF FOXTAIL LOOP, TO THE EAST OF FOXTAIL LOOP AND TO THE WEST OF FOXTAIL LOOP; ESTABLISHING A PARCEL FOR AN AMENITY CENTER AND TO DEDICATE REQUIRED EASEMENTS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 10, 2025, Robert R. Cunningham on behalf of Stantec Consulting Services, Inc, (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Replat (the "Replat") for Palmira at Wellen Park, Tract A-1 (the "Property"); and

WHEREAS, the Property's use(s), which include mixed-use development, residential areas, and accessory uses such as amenity centers, are permitted uses for the Property's Future Land Use Designation of Village and the Property's Zoning District of Village; and

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

WHEREAS, the Replat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-23-068; and

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

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

SECTION 1 – FINDINGS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

- 1.02 The Replat is consistent with the approved Subdivision Concept Plan SCP-23-068.
- 1.03 The Replat complies with the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

- 2.01 The City Commission approves the *Replat for a portion of Tract A-1, Palmera at Wellen Park Phases IA, IB, IC & ID, the Palmera at Wellen Park, Tract A-1 Subdivision*, attached as “Exhibit A”, and legally described as:

A portion of Tract "A-1", Palmera at Wellen Park, Phases IA, IB, IC and ID as recorded in Plat Book 58, Page 73 in the Public Records of Sarasota County, Florida and lying in Section 7, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the southwesterly corner of said Tract "A-1"; thence N.68°21'49"E., along the westerly line of said Tract "A-1", a distance of 231.65 feet to the northwesterly corner of said Tract "A-1"; thence along the northerly line of said Tract "A-1" for the following nineteen (19) calls: (1) thence S.11°11'11"E., a distance of 94.26 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 36°19'54"; (2) thence southeasterly along the arc of said curve, a distance of 15.85 feet to the point of tangency of said curve; (3) thence S.47°31'05"E., a distance of 84.58 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 08°31'04"; (4) thence southeasterly along the arc of said curve, a distance of 3.72 feet to the point of tangency of said curve; (5) thence S.55°35'47"E., a distance of 61.02 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 20°50'38"; (6) thence southeasterly along the arc of said curve, a distance of 9.09 feet to the point of tangency of said curve; (7) thence S.76°26'25"E., a distance of 52.37 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 14°32'29"; (8) thence easterly along the arc of said curve, a distance of 6.34 feet to the point of tangency of said curve; (9) thence N.89°01'06"E., a distance of 60.38 feet; (10) thence S.77°53'30"E., a distance of 57.60 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 49°04'55"; (11) thence easterly along the arc of said curve, a distance of 21.42 feet to the point of tangency of said curve; (12) thence N.53°01'35"E., a distance of 46.94 feet; (13) thence S.84°32'01"E., a distance of 26.89 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 39°02'30"; (14) thence easterly along the arc of said curve, a distance of 17.04 feet to the point of tangency of said curve; (15) thence N.56°25'30"E., a distance of 80.93 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 12°15'27"; (16) thence northeasterly along the arc of said curve, a distance of 5.35 feet to the point of tangency of said curve; (17) thence N.44°10'03"E., a distance of 66.99 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet and a central angle of 32°54'01"; (18) thence northeasterly along the arc of said curve, a distance of 14.36 feet, said curve having a chord bearing and distance of N.27°43'02"E., 14.16 feet, to the point of tangency of said curve; (19) thence N.11°16'02"E.,

a distance of 18.00 feet to a point on the southerly line of Palmera Townhomes at Wellen Park as recorded in Plat Book 59, Page 94 in said Public Records; thence along said southerly plat line for the following two (2) calls: (1) thence S.55°36'09"E., a distance of 58.07 feet; (2) thence N.90°00'00"E., a distance of 481.64 feet to the point of curvature of a non-tangent curve to the right, having a radius of 690.00 feet and a central angle of 79°39'39", said point being on the northerly right-of-way line of Fox Tail Loop (Tract "R-1", 50.00 foot wide platted private right-of-way) as shown on said Palmera at Wellen Park, Phases IA, IB, IC and ID; thence along said northerly right-of-way line, also being the southerly line of Tract "A-1", for the following three (3) calls: (1) thence southwesterly along the arc of said curve, a distance of 959.34 feet, said curve having a chord bearing and distance of S.51°37'08"W., 883.91 feet, to the point of curvature of a nontangent curve to the right, having a radius of 570.00 feet and a central angle of 41°06'33"; (2) thence westerly along the arc of said curve, a distance of 408.97 feet, said curve having a chord bearing and distance of N.67°59'46"W., 400.25 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 770.00 feet and a central angle of 35°54'48"; (3) thence northwesterly along the arc of said curve, a distance of 482.64 feet, said curve having a chord bearing and distance of N.29°29'05"W., 474.78 feet, to the POINT OF BEGINNING.

Said portion of Tract "A-1" contains 499,157 square feet or 11.4591 acres, more or less.

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

SECTION 3 – RECORDING

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

SECTION 4 – CONFLICTS

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

SECTION 5 – SEVERABILITY

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

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on September 9, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

PALMERA AT WELLEN PARK,
TRACT A-1 REPLAT

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MANASOTA BEACH RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement." Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

PUBLIC UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; Florida Power and Light Company; and other authorized utility companies for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Public Utility Easement." All utility easements shown hereon shall also be for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company, Palmera at Wellen Park Owner's Association, Inc., a Florida corporation not for profit (the "Association"), or West Villages Improvement District (the "District").

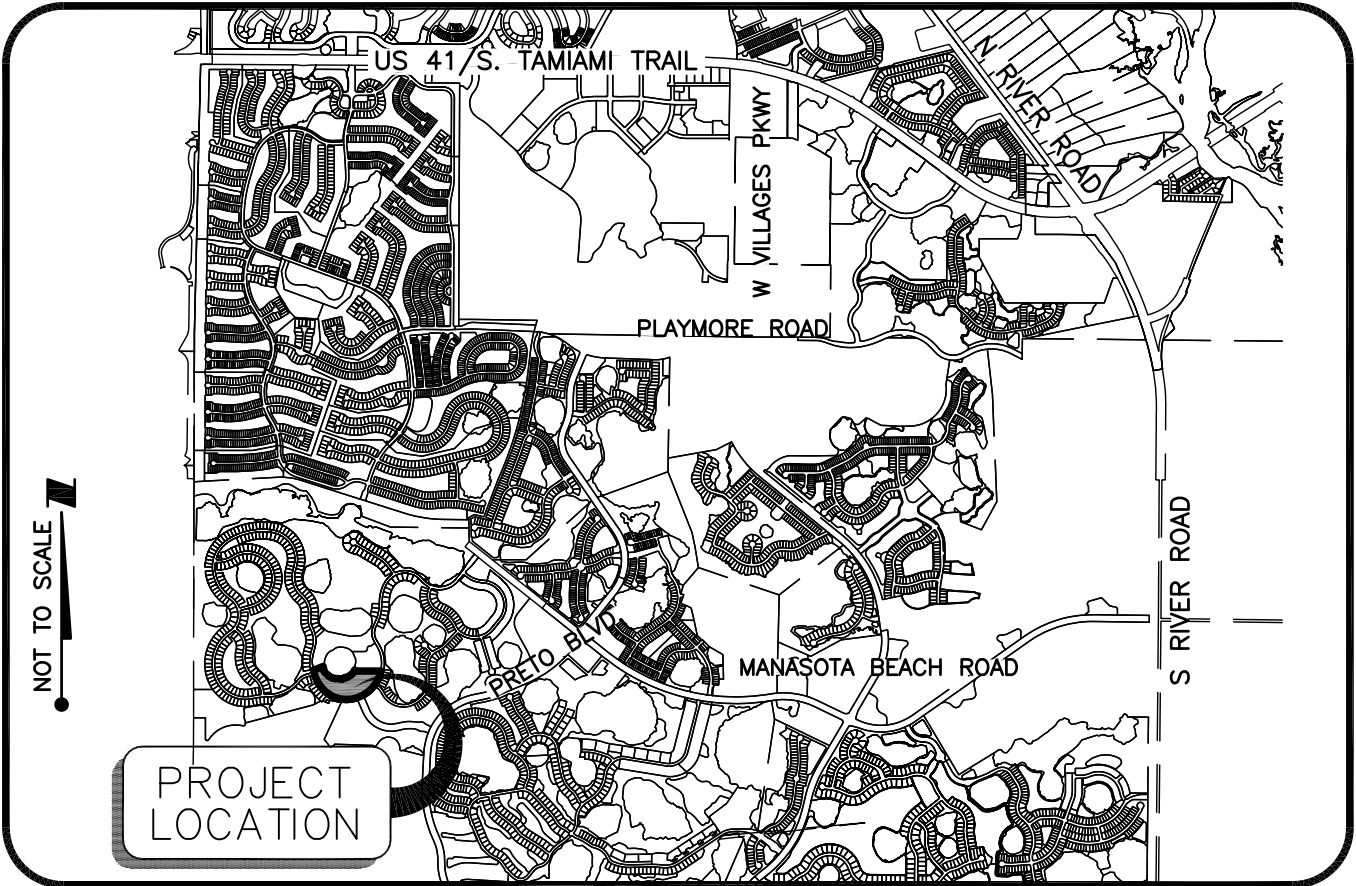
WATERLINE EASEMENT – The Company does hereby grant a nonexclusive easement to the City of North Port; the Palmera at Wellen Park Homeowners Association, Inc., and its successors and/or assigns.

DRAINAGE EASEMENTS – The Company does hereby grant nonexclusive maintenance and drainage easement over and across each area depicted on this plat as a "Drainage Easement" to the Association as necessary to install and maintain landscaping and other improvements and to maintain the drainage and stormwater retention areas and facilities as shown on this plat.

ACCESS EASEMENT – The Company does hereby grant a nonexclusive easement for ingress and egress to the Association; all utilities serving the subdivision; all emergency and law enforcement personnel serving the subdivision; and all other persons providing essential services to the subdivision.

ACCESS EASEMENT (TO WVID) – The Undersigned, MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership, as fee simple owner, dedicates and conveys to West Villages Improvement District a non-exclusive easement for ingress and egress over Tract A-1R for the performance of West Villages Improvement District official duties.

A REPLAT OF A PORTION OF TRACT "A-1", PALMERA
AT WELLEN PARK, PHASES IA, IB, IC & ID AS
RECORDED IN PLAT BOOK 58, PAGE 73 AND LYING IN
SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SITE MAP

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
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 Plat Book _____, Page _____ of the Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2025.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA)

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

City Engineer
Registration No. _____ Date _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

It is hereby certified that this Plat has been Officially approved for record by the City of North Port, Florida, this _____ day of _____, A.D., 2025.

Mayor, North Port City Commission _____ City Clerk, attest

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
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.

Steven M. Watts, PSM
Florida Registration No. 4588 _____ Date _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I the undersigned, hereby certify that I have examined and approved this plat for recording this _____ day of _____, A.D., 2025.

City Attorney, City of North Port _____ Date _____

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

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I, the undersigned, hereby certify that this plat has been officially approved for recording this _____ day of _____, A.D., 2025

By: _____
Chairperson

CERTIFICATE OF SURVEYOR

I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, that the plat complies with all the survey requirements of Chapter 177, Part One, Florida Statutes and that the Permanent Reference Monuments (PRM's) have been installed. The Benchmarks will be installed and certified by an official affidavit.

Stantec Consulting Services Inc. L.B.#7866

By: _____
Robert R. Cunningham, P.S.M.
Florida Certificate No. 3924 _____ Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "PALMERA AT WELLEN PARK, TRACT A-1 REPLAT," and does hereby grant, convey and dedicate the following, subject to the terms of the declaration:

- To the City of North Port, its successors and/or assigns:
 - All public utility easements as shown hereon without responsibility for maintenance.
 - Waterline easements as shown hereon.
- To the West Villages Improvement District, created pursuant to Chapter 189, Florida Statutes (District):
 - A non-exclusive access easement for ingress and egress over Tract A-1R for the performance of official duties.
- To the Palmera at Wellen Park Owners Association, Inc., its successors and/or assigns:
 - We hereby dedicate Tract A-1R for use as an Amenity Center.
 - Drainage Easement over areas labeled (WPHOA).
- To the Palmera at Wellen Park Homeowners Association, Inc., its successors and/or assigns:
 - Waterline easement as shown hereon.

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

WITNESSES:	MANASOTA BEACH RANCHLANDS LLLP
Signature of Witness: _____	By: Thomas Ranch Villages GP, LLC,
Print Name of Witness: _____	a Delaware limited liability company,
Signature of Witness: _____	as its General Partner
Print Name of Witness: _____	By: Thomas Ranch Manager, LLC,
Signature of Witness: _____	a Delaware limited liability
Print Name of Witness: _____	company,
Signature of Witness: _____	as its Manager
Print Name of Witness: _____	By: _____
Signature of Witness: _____	Name: _____
Print Name of Witness: _____	As its: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)

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

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the dedication of the Access Easement(s) as shown on this plat.

Secretary/Assistant Secretary _____ John Luczynski, Chairman
Mailing Address: _____

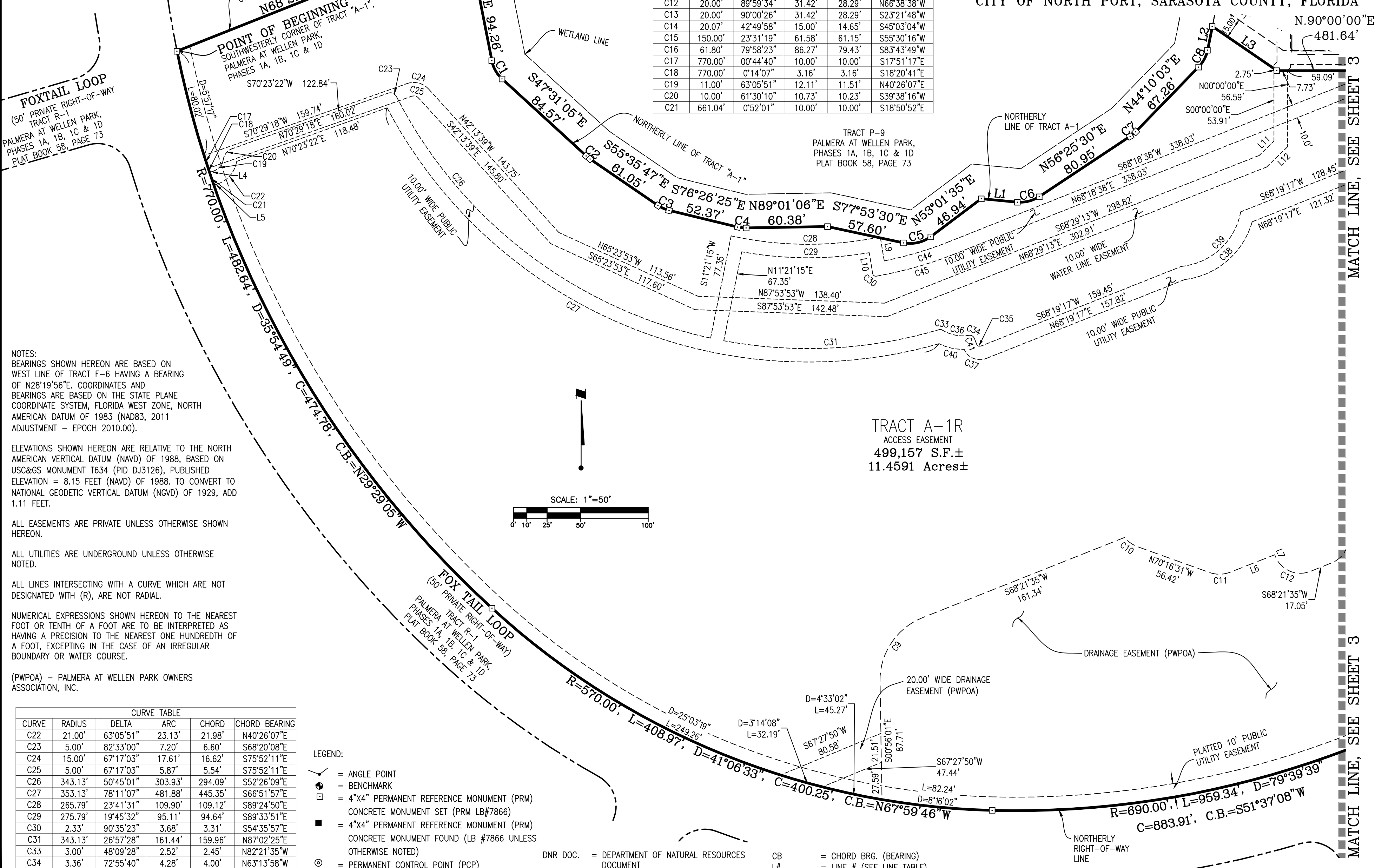
STATE OF FLORIDA)
COUNTY OF SARASOTA)

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

Signature of Notary Public _____
Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866
Project Number: 215618345

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°32'01"E	26.89'
L2	N11°16'02"E	17.75'
L3	S55°36'09"E	58.08'
L4	S71°59'02"W	2.96'
L5	N71°59'02"E	2.81'
L6	S68°34'56"W	35.39'
L7	N21°38'25"W	1.20'
L9	N09°18'16"W	17.33'
L10	S09°18'16"E	15.66'
L11	S45°52'18"W	15.17'
L12	N45°52'18"E	21.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	36°19'54"	15.85'	15.59'	S29°21'08"E
C2	25.00'	08°04'42"	3.52'	3.52'	S51°33'26"E
C3	25.00'	20°50'38"	9.09'	9.04'	S65°38'21"E
C4	25.00'	14°32'29"	6.34'	6.33'	S83°42'39"E
C5	25.00'	49°04'55"	21.42'	20.77'	N77°34'02"E
C6	25.00'	39°02'30"	17.04'	16.71'	N75°56'44"E
C7	25.00'	12°15'27"	5.35'	5.34'	N50°17'46"E
C8	25.00'	32°54'01"	14.36'	14.16'	N27°43'02"E
C9	50.00'	69°17'36"	60.47'	56.85'	S33°42'47"W
C10	21.90'	31°45'39"	12.14'	11.98'	N54°23'42"W
C11	22.00'	41°08'33"	15.80'	15.46'	S89°09'12"W
C12	20.00'	89°59'34"	31.42'	28.29'	N66°38'38"W
C13	20.00'	90°00'26"	31.42'	28.29'	S23°21'48"W
C14	20.07'	42°49'58"	15.00'	14.65'	S45°03'04"W
C15	150.00'	23°31'19"	61.58'	61.15'	S55°30'16"W
C16	61.80'	79°58'23"	86.27'	79.43'	S83°43'49"W
C17	770.00'	00°44'40"	10.00'	10.00'	S17°51'17"E
C18	770.00'	0°14'07"	3.16'	3.16'	S18°20'41"E
C19	11.00'	63°05'51"	12.11'	11.51'	N40°26'07"W
C20	10.00'	61°30'10"	10.73'	10.23'	S39°38'16"W
C21	661.04'	0°52'01"	10.00'	10.00'	S18°50'52"E



NOTES:
BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF TRACT F-6 HAVING A BEARING OF N28°19'56"E. COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00).

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.

(PWPOA) - PALMERA AT WELLEN PARK OWNERS ASSOCIATION, INC.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	21.00'	63°05'51"	23.13'	21.98'	N40°26'07"E
C23	5.00'	82°33'00"	7.20'	6.60'	S68°20'08"E
C24	15.00'	67°17'03"	17.61'	16.62'	S75°52'11"E
C25	5.00'	67°17'03"	5.87'	5.54'	S75°52'11"E
C26	343.13'	50°45'01"	303.93'	294.09'	S52°26'09"E
C27	353.13'	78°11'07"	481.88'	445.35'	S66°51'57"E
C28	265.79'	23°41'31"	109.90'	109.12'	S89°24'50"E
C29	275.79'	19°45'32"	95.11'	94.64'	S89°33'51"E
C30	2.33'	90°35'23"	3.68'	3.31'	S54°35'57"E
C31	343.13'	26°57'28"	161.44'	159.96'	N87°02'25"E
C33	3.00'	48°09'28"	2.52'	2.45'	N82°21'35"W
C34	3.36'	72°55'40"	4.28'	4.00'	N63°13'58"W
C35	2.77'	100°10'51"	4.84'	4.24'	S66°40'43"E
C36	28.67'	41°24'57"	20.72'	20.28'	S78°59'20"E
C37	12.77'	90°36'05"	20.19'	18.15'	S68°44'48"E
C38	59.67'	67°09'12"	69.94'	66.00'	N49°27'26"E
C39	49.67'	74°03'48"	64.21'	59.83'	N47°25'28"E
C40	38.67'	28°28'40"	19.22'	19.02'	S77°18'55"E
C41	26.11'	10°10'51"	4.64'	4.63'	N21°40'43"W
C44	283.78'	10°13'10"	50.62'	50.55'	N73°25'53"E
C45	293.79'	11°47'04"	60.43'	60.32'	N74°12'49"E

- LEGEND:
- ✓ = ANGLE POINT
 - ⊙ = BENCHMARK
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT SET (PRM LB#7866)
 - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT FOUND (LB #7866 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866)
 - ⊙ = 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - ⊙ = 5/8" CAPPED IRON ROD SET (LB#7866)
 - ⊙ = FOUND CAPPED IRON ROD (AS NOTED)

- 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 = ARC LENGTH OF CURVE
- L = RADIUS
- R = 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
- WVID = WEST VILLAGES IMPROVEMENT DISTRICT
- P.U.E. = PUBLIC UTILITY EASEMENT

PALMERA AT WELLEN PARK, TRACT A-1 REPLAT

A REPLAT OF A PORTION OF TRACT "A-1", PALMERA AT WELLEN PARK, PHASES 1A, 1B, 1C & 1D AS RECORDED IN PLAT BOOK 58, PAGE 73 AND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 4

MATCH LINE, SEE SHEET 3

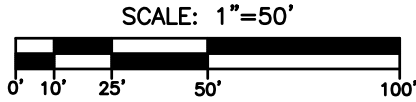


Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 | Fax 941-907-6910
Certificate of Authorization #27013 | www.stantec.com
Licensed Business Number 7866
Project Number: 215618345

PALMERA AT WELLEN PARK,
TRACT A-1 REPLAT

A REPLAT OF A PORTION OF TRACT "A-1", PALMERA AT WELLEN PARK, PHASES IA, IB, IC & ID AS RECORDED IN PLAT BOOK 58, PAGE 73 AND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LEGEND:

- ✓ = ANGLE POINT
- ⊕ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT (PRM)
4"x4" CONCRETE MONUMENT SET (PRM LB#7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM)
CONCRETE MONUMENT FOUND (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP)
P.K. NAIL & DISK (PCP LB#7866)
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP)
P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
- = 5/8" CAPPED IRON ROD SET (LB#7866)
- = FOUND CAPPED IRON ROD (AS NOTED)
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LB# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (R) = LINE RADIAL TO CURVE IN DIRECTION OF
- D = CENTRAL ANGLE
- 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
- WVID = WEST VILLAGES IMPROVEMENT DISTRICT
- P.U.E. = PUBLIC UTILITY EASEMENT

NOTES:
BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF TRACT F-6 HAVING A BEARING OF N28°19'56"E. COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT - EPOCH 2010.00).

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.

(PWPOA) - PALMERA AT WELLEN PARK OWNERS ASSOCIATION, INC.

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

A portion of Tract "A-1", Palmera at Wellen Park, Phases IA, IB, IC and ID as recorded in Plat Book 58, Page 73 in the Public Records of Sarasota County, Florida and lying in Section 7, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the southwestern corner of said Tract "A-1"; thence N.68°21'49"E., along the westerly line of said Tract "A-1", a distance of 231.65 feet to the northwestern corner of said Tract "A-1"; thence along the northerly line of said Tract "A-1" for the following nineteen (19) calls: (1) thence S.11°11'11"E., a distance of 94.26 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 36°19'54"; (2) thence southeasterly along the arc of said curve, a distance of 15.85 feet to the point of tangency of said curve; (3) thence S.47°31'05"E., a distance of 84.56 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 08°04'42"; (4) thence southeasterly along the arc of said curve, a distance of 3.52 feet to the point of tangency of said curve; (5) thence S.55°35'47"E., a distance of 61.05 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 20°50'38"; (6) thence southeasterly along the arc of said curve, a distance of 9.09 feet to the point of tangency of said curve; (7) thence S.76°26'25"E., a distance of 52.37 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 14°32'29"; (8) thence easterly along the arc of said curve, a distance of 6.34 feet to the point of tangency of said curve; (9) thence N.89°01'06"E., a distance of 60.38 feet; (10) thence S.77°53'30"E., a distance of 57.60 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 49°04'55"; (11) thence easterly along the arc of said curve, a distance of 21.42 feet to the point of tangency of said curve; (12) thence N.53°01'35"E., a distance of 46.94 feet; (13) thence S.84°32'01"E., a distance of 26.89 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 39°02'30"; (14) thence easterly along the arc of said curve, a distance of 17.04 feet to the point of tangency of said curve; (15) thence N.56°25'30"E., a distance of 80.93 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 12°15'27"; (16) thence northeasterly along the arc of said curve, a distance of 5.35 feet to the point of tangency of said curve; (17) thence N.44°10'03"E., a distance of 67.26 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet and a central angle of 32°54'01"; (18) thence northeasterly along the arc of said curve, a distance of 14.36 feet, said curve having a chord bearing and distance of N.27°43'02"E., 14.16 feet, to the point of tangency of said curve; (19) thence N.11°16'02"E., a distance of 17.75 feet to a point on the southerly line of Palmera Townhomes at Wellen Park as recorded in Plat Book 59, Page 94 in said Public Records; thence along said southerly plat line for the following two (2) calls: (1) thence S.55°36'09"E., a distance of 58.08 feet; (2) thence N.90°00'00"E., a distance of 481.64 feet to the point of curvature of a non-tangent curve to the right, having a radius of 690.00 feet and a central angle of 79°39'39", said point being on the northerly right-of-way line of Fox Tail Loop (Tract "R-1", 50.00 foot wide platted private right-of-way) as shown on said Palmera at Wellen Park, Phases IA, IB, IC and ID; thence along said northerly right-of-way line, also being the southerly line of Tract "A-1", for the following three (3) calls: (1) thence southwesterly along the arc of said curve, a distance of 959.34 feet, said curve having a chord bearing and distance of S.51°37'08"W., 883.91 feet, to the point of compound curvature of a curve to the right, having a radius of 570.00 feet and a central angle of 41°06'33"; (2) thence westerly along the arc of said curve, a distance of 408.97 feet to the point of compound curvature of a curve to the right, having a radius of 770.00 feet and a central angle of 35°54'49"; (3) thence northwesterly along the arc of said curve, a distance of 482.64 feet to the POINT OF BEGINNING.

Said portion of Tract "A-1" contains 499,191 square feet or 11.4599 acres, more or less.

MATCH LINE, SEE SHEET 2

MATCH LINE, SEE SHEET 2

LINE TABLE				
LINE	BEARING	DISTANCE		
L8	S21°38'25"E	1.20'		
L13	S00°00'00"E	11.19'		
L14	N90°00'00"E	10.00'		
L15	N00°00'00"E	11.19'		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C13	20.00'	90°00'26"	31.42'	28.29'	S23°21'48"W
C14	20.07'	42°49'58"	15.00'	14.65'	S45°03'04"W
C15	150.00'	23°31'19"	61.58'	61.15'	S55°30'16"W
C16	61.80'	79°58'23"	86.27'	79.43'	S83°43'49"W
C46	44.67'	21°41'22"	16.91'	16.81'	S79°09'19"W

FISHTAIL BOULEVARD
TRACT R-1
PALMERA AT WELLEN PARK, PHASES IA, IB, IC & ID PLAT BOOK 58, PAGE 73

TRACT A-1R
ACCESS EASEMENT
499,157 S.F.±
11.4591 Acres±

PALMERA TOWNHOMES AT WELLEN PARK
PLAT BOOK 59, PAGE 94

NORTHEASTERLY LINE
OF TRACT "A-1"

EAST LINE OF
TRACT A-1

PLATTED 10'
PUBLIC UTILITY
EASEMENT

FOX TAIL LOOP
(50' PRIVATE RIGHT-OF-WAY)
PALMERA AT WELLEN PARK,
PHASES IA, IB, IC & ID
PLAT BOOK 58, PAGE 73

SYLVESTER DRIVE
(50' PRIVATE RIGHT-OF-WAY)
PALMERA AT WELLEN PARK,
PHASES IA, IB, IC & ID
PLAT BOOK 58, PAGE 73

20.00' WIDE
DRAINAGE EASEMENT
(PWPOA)

DRAINAGE EASEMENT (PWPOA)

PLATTED 10'
PUBLIC
UTILITY EASEMENT

NORTHERLY
RIGHT-OF-WAY
LINE

**PALMERA AT WELLEN PARK,
TRACT A-1 REPLAT**
A REPLAT OF A PORTION OF TRACT "A-1", PALMERA
AT WELLEN PARK, PHASES IA, IB, IC & ID AS
RECORDED IN PLAT BOOK 58, PAGE 73 AND LYING IN
SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

NOTES:
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OF N28°19'56"E. COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE
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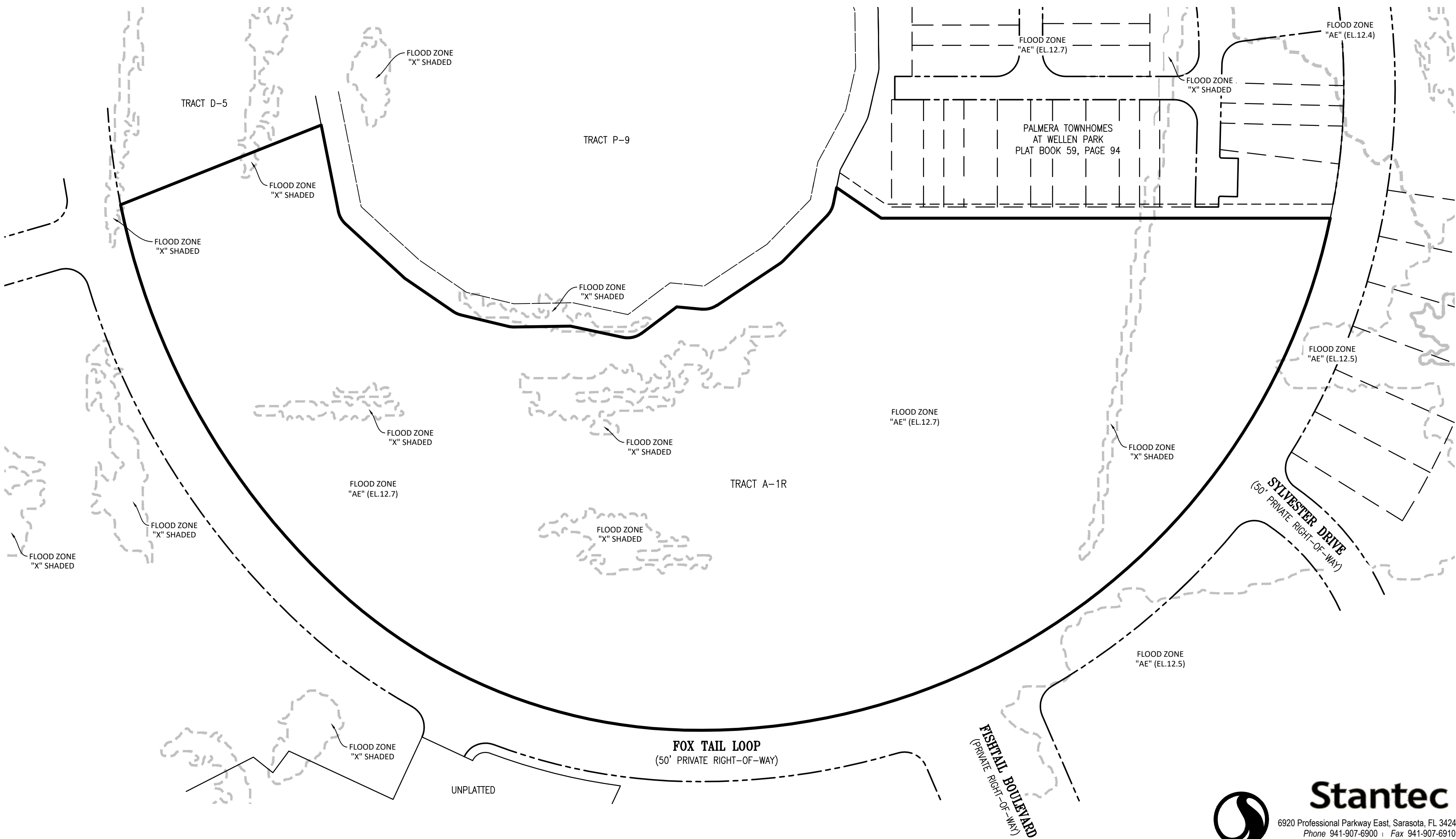
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(PWPOA) - PALMERA AT WELLEN PARK OWNERS ASSOCIATION, INC.

THIS SITE LIES WITHIN FLOOD ZONE "X" SHADED (OTHER
AREAS OF FLOOD HAZARD.) AND FLOOD ZONE "AE"
(SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD
ELEVATIONS 12.7 & 12.5) AS SHOWN ON THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL
NO. 12115C0364G AND NO. 12115C0363G, EFFECTIVE
MARCH 27, 2024. THE LIMITS OF SAID FLOOD ZONE(S)
HAVE BEEN GRAPHICALLY DEPICTED HEREON AS NEAR AS
MAY BE SCALED FROM SAID MAP, SAID MAP HAVING AN
APPROXIMATE SCALE OF 1"=500'. STANTEC ASSUMES NO
RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED
MAP OR PUBLIC DATA.



Stantec

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