



City of North Port

RESOLUTION NO. 2025-R-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A FINAL PLAT FOR THE WELLEN PARK DOWNTOWN PHASE 4 SUBDIVISION, ROAD EXTENSION AND TRACT 16, ON APPROXIMATELY 16.7027 ACRES LOCATED TO THE SOUTH OF BRIGHTLAND WAY, TO THE NORTH OF EVERGLOW DRIVE AND TO THE WEST OF WEST VILLAGES PARKWAY; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 21, 2024, John Luczynski, Main Street Ranchlands, LLLP. (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Final Plat (the "Final Plat") for Wellen Park Downtown Phase 4 located to the south of Brightland Way, to the north of Everglow Drive and to the west of West Villages Parkway (the "Property"); and

WHEREAS, the Property's use(s) for a road extension for Wellen Park Boulevard and Tract 16 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 Final Plat is in compliance with Chapter 177 of the Florida Statutes; and

WHEREAS, the Final Plat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-24-129; and

WHEREAS, the City Commission of the City of North Port, Florida finds that approval of the Final Plat 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 Final Plat is consistent with the approved Subdivision Concept Plan SCP-24-129.
- 1.03 The Final Plat complies the requirements of Chapter 177 of the Florida Statutes.

SECTION 2 – FINAL PLAT APPROVAL

- 2.01 The City Commission approves the *Final Plat for the Wellen Park Downtown Phase 4 Subdivision*, attached as “Exhibit A”, and legally described as:

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

A tract of land of lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southernmost corner of Tract 4 of Wellen Park Downtown Phase 1 recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida, thence N.47°34'21"E. along the southeasterly line of said Tract 4, a distance of 110.17 feet to the point of curvature of a non-tangent curve to the right, having a radius of 954.67 feet and a central angle of 05°28'47"; thence Southeasterly along the arc of said curve and along the southwesterly line of Tract 301 of Wellen Park Downtown Tracts 6 & 9 Replat recorded in Plat Book 57, Page 59 of said Public Records, a distance of 91.30 feet, said curve having a chord bearing and distance of S.36°02'39"E., 91.27 feet, to the end of said curve; the following five (5) calls are along the easterly line of said Tract 301: (1) thence N.56°41'45"E., a distance of 69.33 feet to the point of curvature of a non-tangent curve to the right, having a radius of 25.00 feet and a central angle of 80°52'36"; (2) thence Northerly along the arc of said curve, a distance of 35.29 feet, said curve having a chord bearing and distance of N.07°08'03"E., 32.43 feet, to the point of tangency of said curve; (3) thence N.47°34'21"E., a distance of 309.89 feet to the point of curvature of a non-tangent curve to the left, having a radius of 920.33 feet and a central angle of 11°10'17"; (4) thence Northeasterly along the arc of said curve, a distance of 179.44 feet, said curve having a chord bearing and distance of N.41°47'53"E., 179.16 feet, to the point of curvature of a reverse curve to the right having a radius of 25.00 feet and a central angle of 86°27'46"; (5) thence Easterly along the arc of said curve, a distance of 37.73 feet, to the point of tangency of said curve; the following four (4) calls are along the south line of Tract 302 of Wellen Park Downtown Phase 3 recorded in Plat Book 58, Page 129 of said Public Records: (1) thence S.57°19'30"E., a distance of 26.71 feet to a point of curvature of a curve to the left having a radius of 633.33 feet and a central angle of 32°40'30"; (2) thence Easterly along the arc of said curve, a distance of 361.18 feet, to the point of tangency of said curve; (3) thence N.90°00'00"E., a distance of 805.63 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°30'25"; (4) thence Southeasterly along the arc of said curve, a distance of 39.49 feet, to the point of tangency of said curve, also being a point on the west right-of-way line of West Villages Parkway (variable width right-of-way), as recorded in Official Records Instrument Number 2009155882 of said Public Records; thence S.00°30'25"W. along said west right-of-way line, a distance of 513.29 feet; the following three (3) calls are along the northerly line of Parcel 771 and its easterly extension: (1) thence N.89°29'37"W., a distance of 105.16 feet to the point of curvature of a non-tangent curve to the left, having a radius of 57.76 feet and a central angle of 20°26'00";(2) thence Westerly along the arc of said curve, a distance of 20.60 feet, said curve having a

chord bearing and distance of S.80°17'24"W., 20.49 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 390.00 feet and a central angle of 00°24'02"; (3) thence Westerly along the arc of said curve, a distance of 2.73 feet, said curve having a chord bearing and distance of S.70°16'27"W., 2.73 feet, to the point of tangency of said curve; thence N.24°26'17"E., a distance of 62.94 feet; thence

N.40°57'08"W., a distance of 73.63 feet; thence S.88°45'02"W., a distance of 8.73 feet; thence N.04°02'45"E., a distance of 8.34 feet; thence N.00°18'02"E., a distance of 96.39 feet; thence N.11°36'24"W., a distance of 88.00 feet; thence N.82°02'22"W., a distance of 91.19 feet; thence S.30°55'22"W., a distance of 62.09 feet; thence S.50°32'03"W., a distance of 59.55 feet; thence S.79°23'10"W., a distance of 63.56 feet; thence S.14°48'01"W., a distance of 46.22 feet; thence S.49°58'58"W., a distance of 14.80 feet; thence N.78°07'11"W., a distance of 48.11 feet; thence S.75°44'30"W., a distance of 72.75 feet; thence S.40°24'06"W., a distance of 22.53 feet; thence N.72°01'51"W., a distance of 42.79 feet; thence N.78°35'14"W., a distance of 53.83 feet; thence S.36°17'44"W., a distance of 29.26 feet; thence N.70°19'11"W., a distance of 24.70 feet; thence N.88°14'48"W., a distance of 34.11 feet; thence N.50°11'21"W., a distance of 49.78 feet; thence N.72°01'56"W., a distance of 42.00 feet; thence N.39°57'56"W., a distance of 48.60 feet; thence N.76°02'53"W., a distance of 48.86 feet; thence S.87°54'57"W., a distance of 44.39 feet; thence S.86°30'02"W., a distance of 56.57 feet; thence S.62°31'55"W., a distance of 61.17 feet; thence S.84°03'35"W., a distance of 56.80 feet; thence S.34°01'32"W., a distance of 80.87 feet; thence S.43°38'28"W., a distance of 63.15 feet; thence S.11°07'03"E., a distance of 30.44 feet; thence S.28°42'35"W., a distance of 16.66 feet; thence S.49°43'42"W., a distance of 38.04 feet; thence S.11°39'16"W., a distance of 55.61 feet; thence S.16°31'25"W., a distance of 42.39 feet; thence S.38°22'55"W., a distance of 74.39 feet; thence S.39°50'18"W., a distance of 51.87 feet; thence S.31°25'41"W., a distance of 52.59 feet; thence S.28°46'42"W., a distance of 68.30 feet to the point of curvature of a non-tangent curve to the left, having a radius of 600.00 feet and a central angle of 02°35'48"; thence Southeasterly along the arc of said curve, a distance of 27.19 feet, said curve having a chord bearing and distance of S.23°14'00"E., 27.19 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 300.00 feet and a central angle of 02°39'53"; thence Southeasterly along the arc of said curve, a distance of 13.95 feet, to the point of tangency of said curve; thence S.62°48'14"W., a distance of 89.55 feet to the point of curvature of a non-tangent curve to the left, having a radius of 438.00 feet and a central angle of 11°17'35"; thence Northwesterly along the arc of said curve, a distance of 86.33 feet, said curve having a chord bearing and distance of N.32°54'34"W., 86.19 feet, to a point on the easterly line of Tract 7 of abovementioned Wellen Park Downtown Phase 1, also being the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 151.00 feet and a central angle of 56°33'31"; (2) thence Northerly along the arc of said curve, a distance of 149.06 feet, to the point of curvature of a reverse curve to the left having a radius of 169.00 feet and a central angle of 63°00'10"; (3) thence Northerly along the arc of said curve, a distance of 185.83 feet, to the point of tangency of said curve; (4) thence N.45°00'00"W., a distance of 299.62 feet to the POINT OF BEGINNING.

Containing 727,571 square feet or 16.7027 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 Final Plat 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 February 25, 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

WELLEN PARK DOWNTOWN PHASE 4

A COMMERCIAL SUBDIVISION LYING IN
SECTION 32, TOWNSHIP 39 SOUTH,
RANGE 20 EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS – There are hereby expressly reserved to MAIN STREET RANCLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground 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.

UTILITY EASEMENTS – The Company does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities, lines, and facilities under each area depicted on this plat as a "Utility Easement." All utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, or with the facilities or other improvements constructed by the Company or the District.

DRAINAGE EASEMENTS – The undersigned, MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership, as the fee simple owner, dedicates and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

NOTICE

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

The Declaration of Covenants, Conditions, Easements, and Restrictions for Wellen Park Commercial Centers (the "Declaration") is simultaneously recorded with this plat in the Official Records as Instrument Number _____, Public Records of Sarasota County, Florida.

Tract 303 is a right of way and District property under the terms of the Declaration, the maintenance and use of which will be governed by the Declaration.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

City Engineer
Registration No. _____

Date

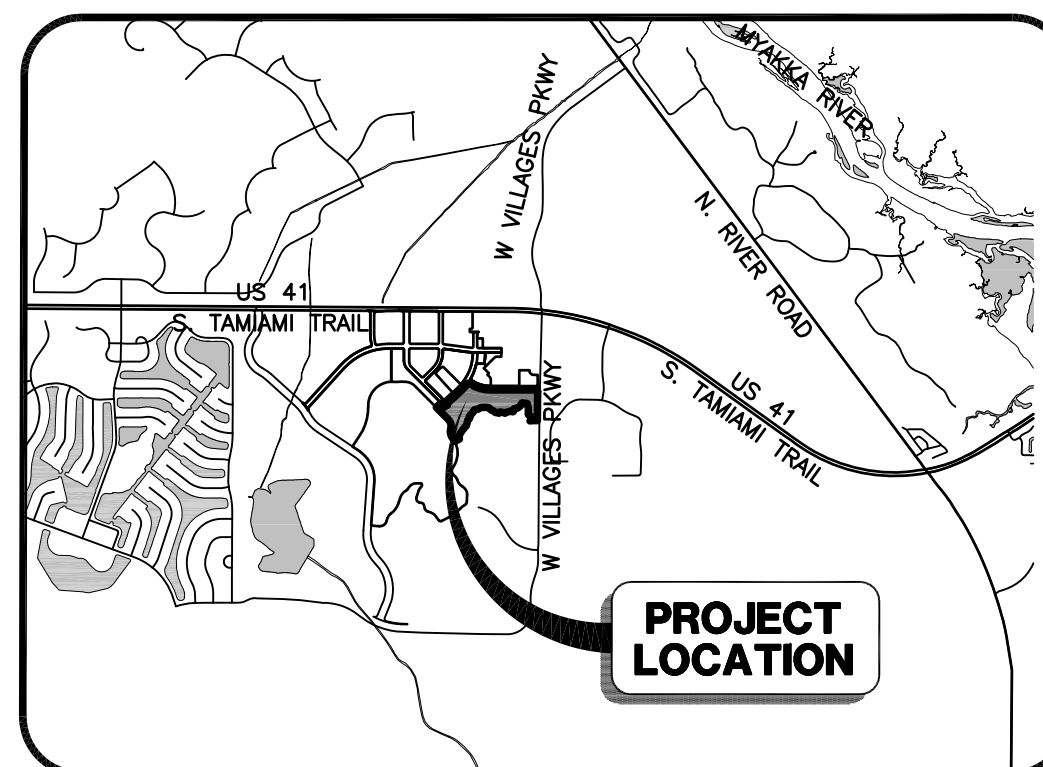
CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes.

Steven M. Watts, FL PSM #4588
City Surveyor and Mapper

Date



SITE MAP

NOT TO SCALE

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this ____ day of _____, A.D., 2025.

Mayor, North Port City Commission

City Clerk, attest

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., 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) SS

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), Lot Corners and Benchmarks have been installed. The Permanent Control Points will be installed and certified by an official affidavit.

Stantec Consulting Services, Inc. L.B.#7866

Date: _____

By: _____
Robert R. Cunningham P.S.M.
Florida Certificate #3924

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership (the "Company"), does hereby certify ownership of the property described on this plat entitled "WELLEN PARK DOWNTOWN PHASE 4," and does hereby grant, convey and dedicate said Plat for record.

The Company do hereby state and declare the following:

1. The Company does hereby dedicate all public and private easements shown hereon this plat for the uses and purposes stated in the easement descriptions shown hereon.
2. The undersigned, MAIN STREET RANCLANDS, LLLP, a Florida limited liability partnership, as the fee simple owner of the lands platted herein, dedicates and conveys Tract 303 and Tract 15 in fee simple to the West Villages Improvement District in fee simple.

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

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

MAIN STREET RANCLANDS LLLP
By: Thomas Ranch Villages GP, LLC,
a Delaware limited liability company,
as its General Partner
By: Thomas Ranch Manager, LLC,
a Delaware limited liability company,
as its Manager

By: _____
Name: _____
As its: _____

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

Signature of Notary Public

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication of and perpetual maintenance obligation for Tract 303 and Tract 15, as shown on this plat, and hereby accepts the dedication of the Drainage and Public Utility Easement(s) as shown on this plat.

Secretary/Assistant Secretary

John Luczynski, Chairman

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 the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

Notary Public

____ Personally Known OR ____ Produced Identification
Type of Identification Produced _____



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
215615518

WELLEN PARK DOWNTOWN PHASE 4

A COMMERCIAL SUBDIVISION
LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20
EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

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

A tract of land of lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southernmost corner of Tract 4 of Wellen Park Downtown Phase 1 recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida, thence N.47°34'21"E. along the southeasterly line of said Tract 4, a distance of 110.17 feet to the point of curvature of a non-tangent curve to the right, having a radius of 954.67 feet and a central angle of 05°28'47"; thence Southeasterly along the arc of said curve and along the southwesterly line of Tract 301 of Wellen Park Downtown Tracts 6 & 9 Replat recorded in Plat Book 57, Page 59 of said Public Records, a distance of 91.30 feet, said curve having a chord bearing and distance of S.36°02'39"E., 91.27 feet, to the end of said curve; the following five (5) calls are along the easterly line of said Tract 301: (1) thence N.56°41'45"E., a distance of 69.33 feet to the point of curvature of a non-tangent curve to the right, having a radius of 25.00 feet and a central angle of 80°52'36"; (2) thence Northerly along the arc of said curve, a distance of 35.29 feet, said curve having a chord bearing and distance of N.07°08'03"E., 32.43 feet, to the point of tangency of said curve; (3) thence N.47°34'21"E., a distance of 309.89 feet to the point of curvature of a non-tangent curve to the left, having a radius of 920.33 feet and a central angle of 11°10'17"; (4) thence Northeasterly along the arc of said curve, a distance of 179.44 feet, said curve having a chord bearing and distance of N.41°47'53"E., 179.16 feet, to the point of curvature of a reverse curve to the right having a radius of 25.00 feet and a central angle of 86°27'46"; (5) thence Easterly along the arc of said curve, a distance of 37.73 feet, to the point of tangency of said curve; the following four (4) calls are along the south line of Tract 302 of Wellen Park Downtown Phase 3 recorded in Plat Book 58, Page 129 of said Public Records: (1) thence S.57°19'30"E., a distance of 26.71 feet to a point of curvature of a curve to the left having a radius of 633.33 feet and a central angle of 32°40'30"; (2) thence Easterly along the arc of said curve, a distance of 361.18 feet, to the point of tangency of said curve; (3) thence N.90°00'00"E., a distance of 805.63 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°30'25"; (4) thence Southeasterly along the arc of said curve, a distance of 39.49 feet, to the point of tangency of said curve, also being a point on the west right-of-way line of West Villages Parkway (variable width right-of-way), as recorded in Official Records Instrument Number 2009155882 of said Public Records; thence S.00°30'25"W. along said west right-of-way line, a distance of 513.29 feet; the following three (3) calls are along the northerly line of Parcel 771 recorded in said Official Instrument Number 2009155882 and its easterly extension: (1) thence N.89°29'37"W., a distance of 105.16 feet to the point of curvature of a curve to the left, having a radius of 57.76 feet and a central angle of 20°25'58"; (2) thence Westerly along the arc of said curve, a distance of 20.60 feet, to the point of reverse curvature of a curve to the right, having a radius of 390.00 feet and a central angle of 00°24'02"; (3) thence Westerly along the arc of said curve, a distance of 2.73 feet, to the end of said curve; thence N.24°26'17"E. along a line non-tangent to said curve, a distance of 62.94 feet; thence N.40°57'08"W., a distance of 73.63 feet; thence S.88°45'02"W., a distance of 8.73 feet; thence N.04°02'45"E., a distance of 8.34 feet; thence N.00°18'02"E., a distance of 96.39 feet; thence N.11°36'24"W., a distance of 88.00 feet; thence N.82°02'22"W., a distance of 91.19 feet; thence S.30°55'22"W., a distance of 62.09 feet; thence S.50°32'03"W., a distance of 59.55 feet; thence S.79°23'10"W., a distance of 63.56 feet; thence S.14°48'01"W., a distance of 46.22 feet; thence S.49°58'58"W., a distance of 14.80 feet; thence N.78°07'11"W., a distance of 48.11 feet; thence S.75°44'30"W., a distance of 72.75 feet; thence S.40°24'06"W., a distance of 22.53 feet; thence N.72°01'51"W., a distance of 42.79 feet; thence N.78°35'14"W., a distance of 53.83 feet; thence S.36°17'44"W., a distance of 29.26 feet; thence N.70°19'11"W., a distance of 24.70 feet; thence N.88°14'48"W., a distance of 34.11 feet; thence N.50°11'21"W., a distance of 49.78 feet; thence N.72°01'56"W., a distance of 42.00 feet; thence N.39°57'56"W., a distance of 48.60 feet; thence N.76°02'53"W., a distance of 48.86 feet; thence S.87°54'57"W., a distance of 44.39 feet; thence S.86°30'02"W., a distance of 56.57 feet; thence S.62°31'55"W., a distance of 61.17 feet; thence S.84°03'35"W., a distance of 56.80 feet; thence S.34°01'32"W., a distance of 80.87 feet; thence S.43°38'28"W., a distance of 63.15 feet; thence S.11°07'03"E., a distance of 30.44 feet; thence S.28°42'35"W., a distance of 16.66 feet; thence S.49°43'42"W., a distance of 38.04 feet; thence S.11°39'16"W., a distance of 55.61 feet; thence S.16°31'25"W., a distance of 42.39 feet; thence S.38°22'55"W., a distance of 74.39 feet; thence S.39°50'18"W., a distance of 51.87 feet; thence S.31°25'41"W., a distance of 52.59 feet; thence S.28°46'42"W., a distance of 68.30 feet to the point of curvature of a non-tangent curve to the left, having a radius of 600.00 feet and a central angle of 02°35'48"; thence Southeasterly along the arc of said curve, a distance of 27.19 feet, said curve having a chord bearing and distance of S.23°14'00"E., 27.19 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 300.00 feet and a central angle of 02°39'53"; thence Southeasterly along the arc of said curve, a distance of 13.95 feet, to the end of said curve; thence S.62°48'14"W. along a line non-tangent to said curve, a distance of 89.55 feet to the point of curvature of a non-tangent curve to the left, having a radius of 438.00 feet and a central angle of 11°17'35"; thence Northwesterly along the arc of said curve, a distance of 86.33 feet, said curve having a chord bearing and distance of N.32°54'34"W., 86.19 feet, to a point on the easterly line of Tract 7 of abovementioned Wellen Park Downtown Phase 1, also being the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 151.00 feet and a central angle of 56°33'31"; (2) thence Northerly along the arc of said curve, a distance of 149.06 feet, to the point of curvature of a reverse curve to the left having a radius of 169.00 feet and a central angle of 63°00'10"; (3) thence Northerly along the arc of said curve, a distance of 185.83 feet, to the point of tangency of said curve; (4) thence N.45°00'00"W., a distance of 299.62 feet to the POINT OF BEGINNING.

Containing 727,571 square feet or 16.7027 acres, more or less.



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

WELLEN PARK DOWNTOWN PHASE 4

A COMMERCIAL SUBDIVISION
LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20
EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

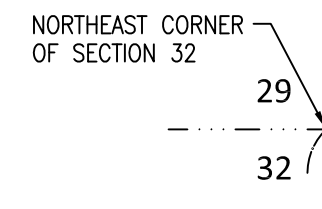
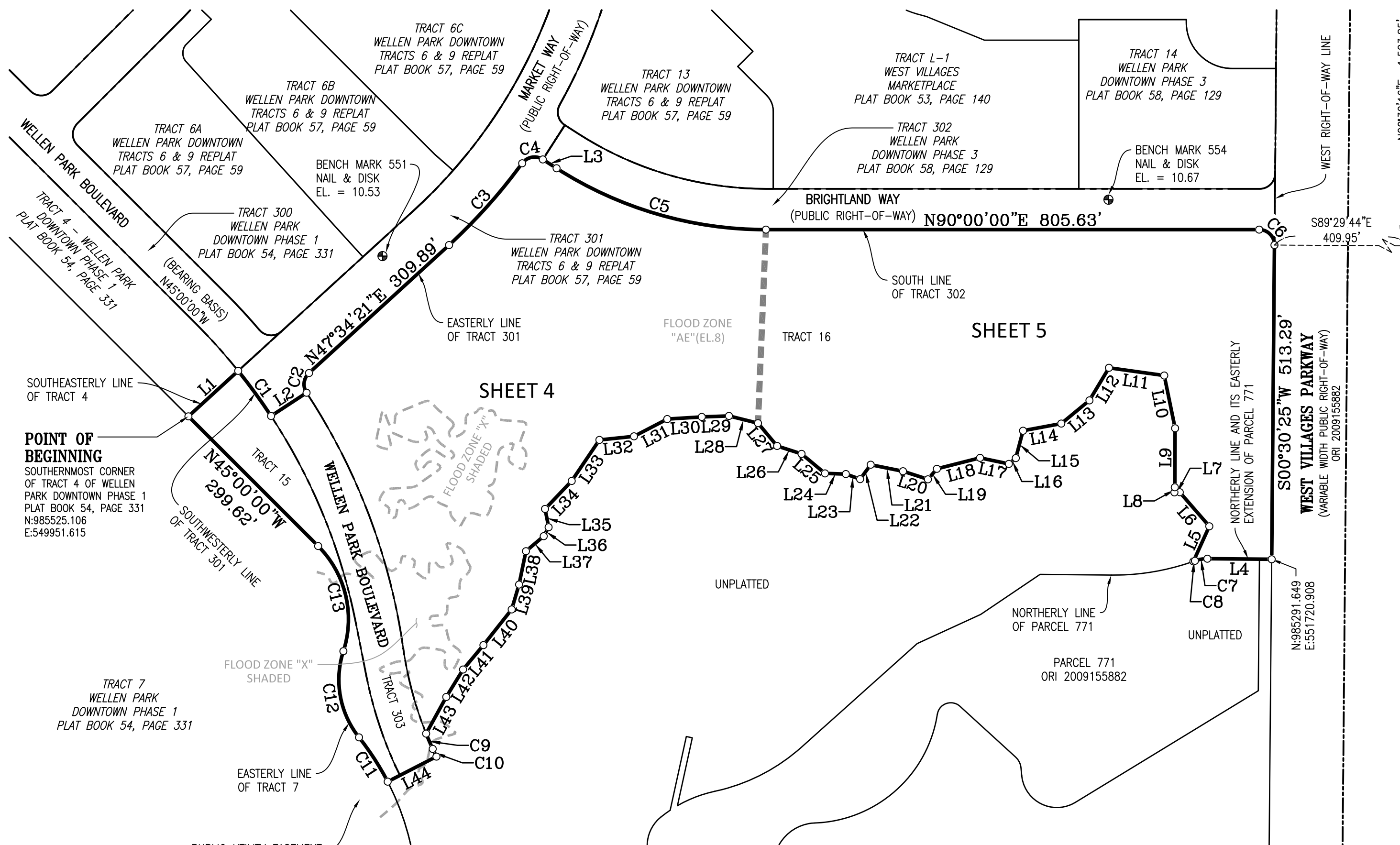
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	954.67'	5°28'47"	91.30'	91.27'	S36°02'39"E
C2	25.00'	80°52'36"	35.29'	32.43'	N07°08'03"E
C3	920.33'	11°10'17"	179.44'	179.16'	N41°47'53"E
C4	25.00'	86°27'46"	37.73'	34.25'	N79°26'37"E
C5	633.33'	32°40'30"	361.18'	356.30'	S73°39'45"E
C6	25.00'	90°30'25"	39.49'	35.51'	S44°44'48"E
C7	57.76'	20°25'58"	20.60'	20.49'	S80°17'24"W
C8	390.00'	0°24'02"	2.73'	2.73'	S70°16'26"W
C9	600.00'	2°35'48"	27.19'	27.19'	S23°14'00"E
C10	300.00'	2°39'53"	13.95'	13.95'	S25°51'50"E
C11	438.00'	11°17'35"	86.33'	86.19'	N32°54'34"W
C12	151.00'	56°33'31"	149.06'	143.08'	N10°16'36"W
C13	169.00'	63°00'10"	185.83'	176.61'	N13°29'55"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°34'21"E	110.17'
L2	N56°41'45"E	69.33'
L3	S57°19'30"E	26.71'
L4	N89°29'37"W	105.16'
L5	N24°26'17"E	62.94'
L6	N40°57'08"W	73.63'
L7	S88°45'02"W	8.73'
L8	N04°02'45"E	8.34'
L9	N00°18'02"E	96.39'
L10	N11°36'24"W	88.00'
L11	N82°02'22"W	91.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S30°55'22"W	62.09'
L13	S50°32'03"W	59.55'
L14	S79°23'10"W	63.56'
L15	S14°48'01"W	46.22'
L16	S49°58'58"W	14.80'
L17	N78°07'11"W	48.11'
L18	S75°44'30"W	72.75'
L19	S40°24'06"W	22.53'
L20	N72°01'51"W	42.79'
L21	N78°35'14"W	53.83'
L22	S36°17'44"W	29.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N70°19'11"W	24.70'
L24	N88°14'48"W	34.11'
L25	N50°11'21"W	49.78'
L26	N72°01'56"W	42.00'
L27	N39°57'56"W	48.60'
L28	N76°02'53"W	48.86'
L29	S87°54'57"W	44.39'
L30	S86°30'02"W	56.57'
L31	S62°31'55"W	61.17'
L32	S84°03'35"W	56.80'
L33	S34°01'32"W	80.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	S43°38'28"W	63.15'
L35	S11°07'03"E	30.44'
L36	S28°42'35"W	16.66'
L37	S49°43'42"W	38.04'
L38	S11°39'16"W	55.61'
L39	S16°31'25"W	42.39'
L40	S38°22'55"W	74.39'
L41	S39°50'18"W	51.87'
L42	S31°25'41"W	52.59'
L43	S28°46'42"W	68.30'
L44	S62°48'14"W	89.55'



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

NOTES:

BEARINGS SHOWN HEREON ARE ARBITRARY AND ARE BASED ON SOUTHWESTERLY RIGHT-OF-WAY LINE OF WELLEN PARK BOULEVARD HAVING A BEARING OF N45°00'00"W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT X-255 RESET 1975, PUBLISHED ELEVATION = 7.45 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.

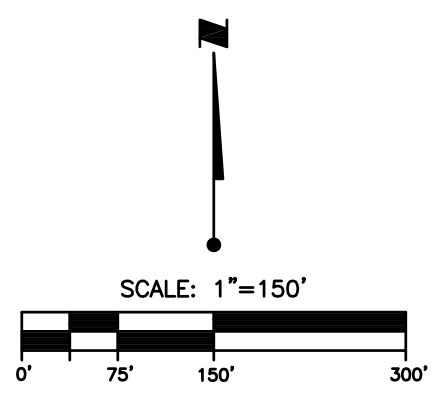
ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE, 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.

PLAT AREA TABLE		
TRACT	SQUARE FEET	ACREAGE
303	43,326	0.9946
15	34,230	0.7858
16	650,015	14.9223
PLAT	727,571	16.7027

KEY SHEET



THIS SITE LIES WITHIN FLOOD ZONE "X" SHADED (OTHER AREAS OF FLOOD HAZARD) AND FLOOD ZONE "AE" (EL.8) (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0362G, 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.

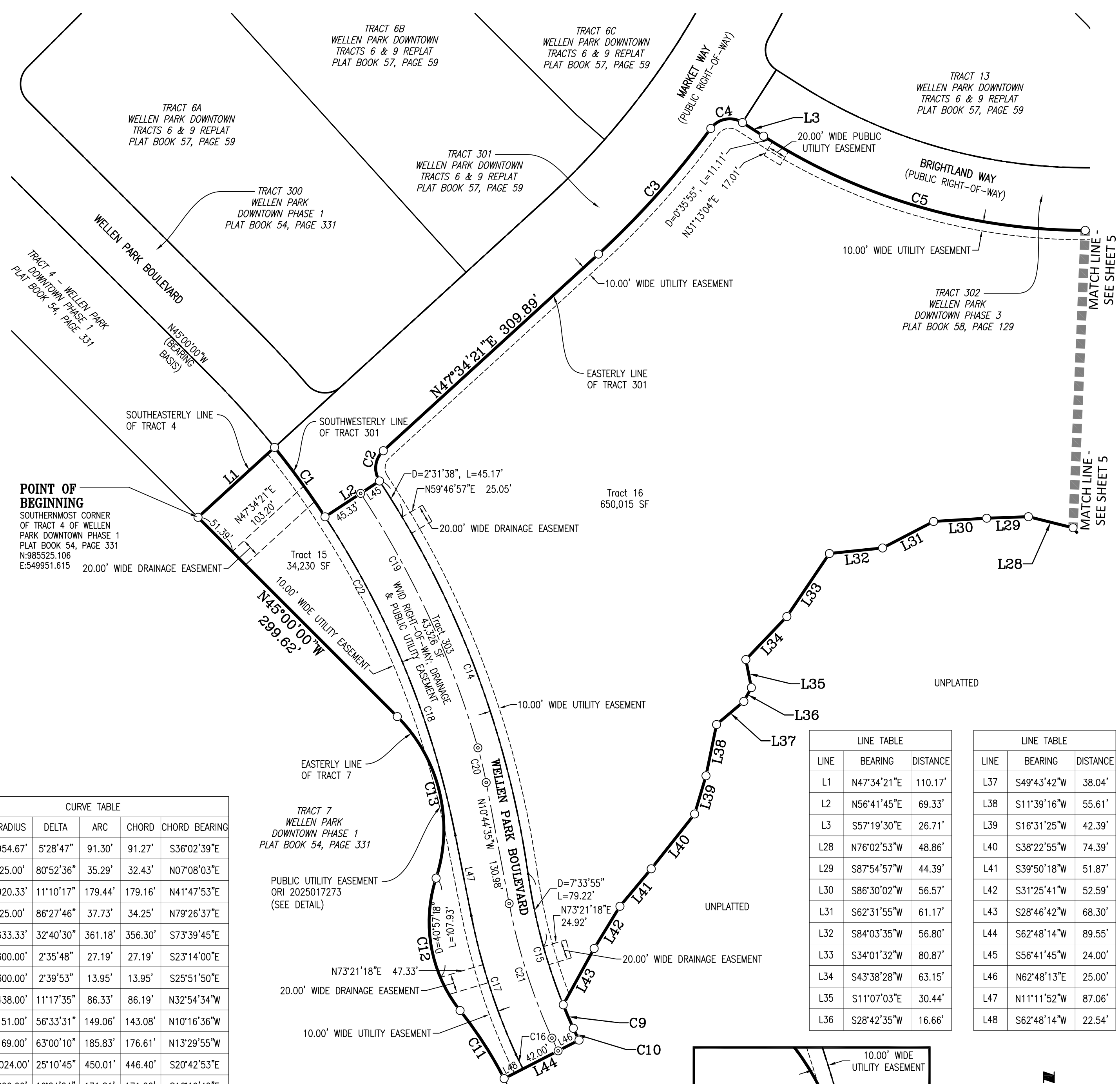
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

WELLEN PARK DOWNTOWN PHASE 4

A COMMERCIAL SUBDIVISION
LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20
EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN 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
- 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
- WVD = WEST VILLAGES IMPROVEMENT DISTRICT

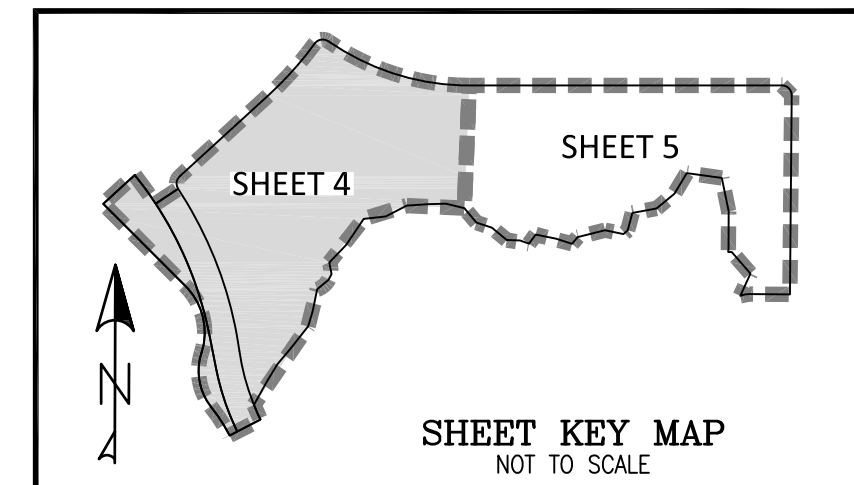
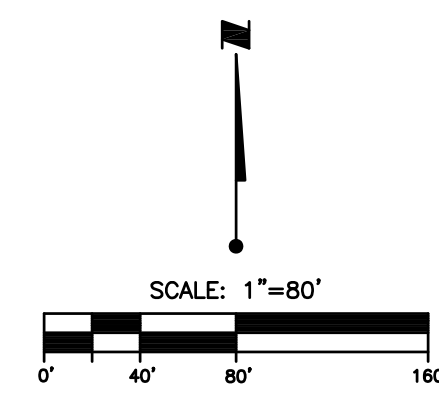
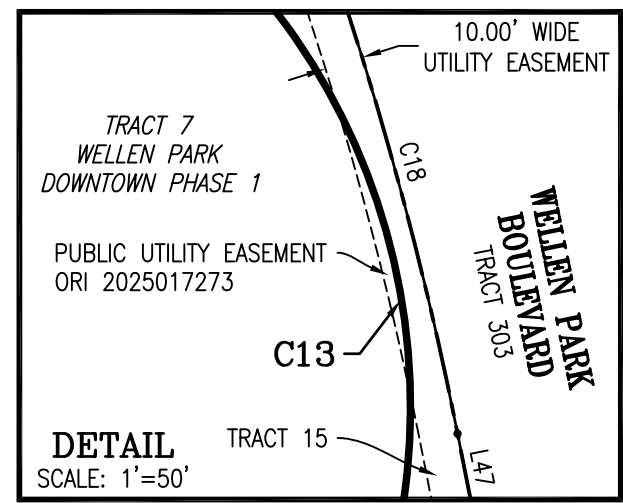


POINT OF BEGINNING
SOUTHERNMOST CORNER OF TRACT 4 OF WELLEN PARK DOWNTOWN PHASE 1 PLAT BOOK 54, PAGE 331
N:985525.106
E:549951.615

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	954.67'	5°28'47"	91.30'	91.27'	S36°02'39"E
C2	25.00'	80°52'36"	35.29'	32.43'	N07°08'03"E
C3	920.33'	11°10'17"	179.44'	179.16'	N41°47'53"E
C4	25.00'	86°27'46"	37.73'	34.25'	N79°26'37"E
C5	633.33'	32°40'30"	361.18'	356.30'	S73°39'45"E
C9	600.00'	2°35'48"	27.19'	27.19'	S23°14'00"E
C10	300.00'	2°39'53"	13.95'	13.95'	S25°51'50"E
C11	438.00'	11°17'35"	86.33'	86.19'	N32°54'34"W
C12	151.00'	56°33'31"	149.06'	143.08'	N10°16'36"W
C13	169.00'	63°00'10"	185.83'	176.61'	N13°29'55"W
C14	1024.00'	25°10'45"	450.01'	446.40'	S20°42'53"E
C15	600.00'	16°24'24"	171.81'	171.22'	S16°19'42"E
C16	367.00'	2°39'53"	17.07'	17.07'	N25°51'50"W
C17	667.00'	13°20'02"	155.22'	154.87'	N17°51'53"W
C18	954.66'	22°06'23"	368.34'	366.06'	N24°15'04"W
C19	1000.00'	17°07'44"	298.95'	297.84'	N24°44'23"W
C21	625.00'	13°47'18"	150.41'	150.04'	N17°38'13"W
C22	954.66'	27°35'10"	459.64'	455.21'	S24°59'27"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°34'21"E	110.17'
L2	N56°41'45"E	69.33'
L3	S57°19'30"E	26.71'
L28	N76°02'53"W	48.86'
L29	S87°54'57"W	44.39'
L30	S86°30'02"W	56.57'
L31	S62°31'55"W	61.17'
L32	S84°03'35"W	56.80'
L33	S34°01'32"W	80.87'
L34	S43°38'28"W	63.15'
L35	S11°07'03"E	30.44'
L36	S28°42'35"W	16.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S49°43'42"W	38.04'
L38	S11°39'16"W	55.61'
L39	S16°31'25"W	42.39'
L40	S38°22'55"W	74.39'
L41	S39°50'18"W	51.87'
L42	S31°25'41"W	52.59'
L43	S28°46'42"W	68.30'
L44	S62°48'14"W	89.55'
L45	S56°41'45"W	24.00'
L46	N62°48'13"E	25.00'
L47	N11°11'52"W	87.06'
L48	S62°48'14"W	22.54'



NOTES:

BEARINGS SHOWN HEREON ARE ARBITRARY AND ARE BASED ON SOUTHWESTERLY RIGHT-OF-WAY LINE OF WELLEN PARK BOULEVARD HAVING A BEARING OF N45°00'00"W.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE, 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.

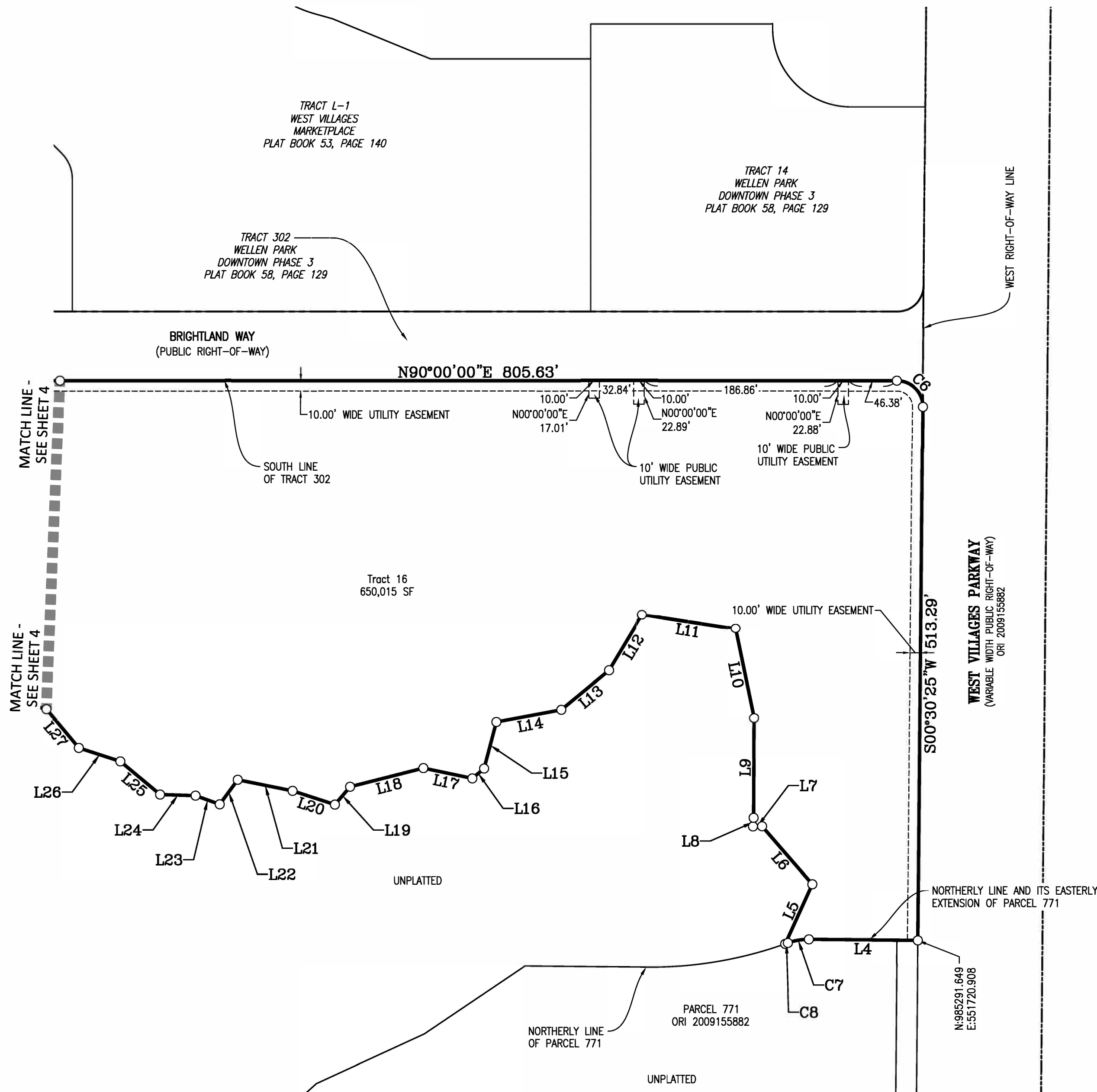
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

WELLEN PARK DOWNTOWN PHASE 4

A COMMERCIAL SUBDIVISION
LYING IN SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20
EAST, CITY OF NORTH PORT,
SARASOTA COUNTY, FLORIDA

LEGEND:

- ∠ = ANGLE POINT
- ⊙ = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN 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
- 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
- WVD = WEST VILLAGES IMPROVEMENT DISTRICT

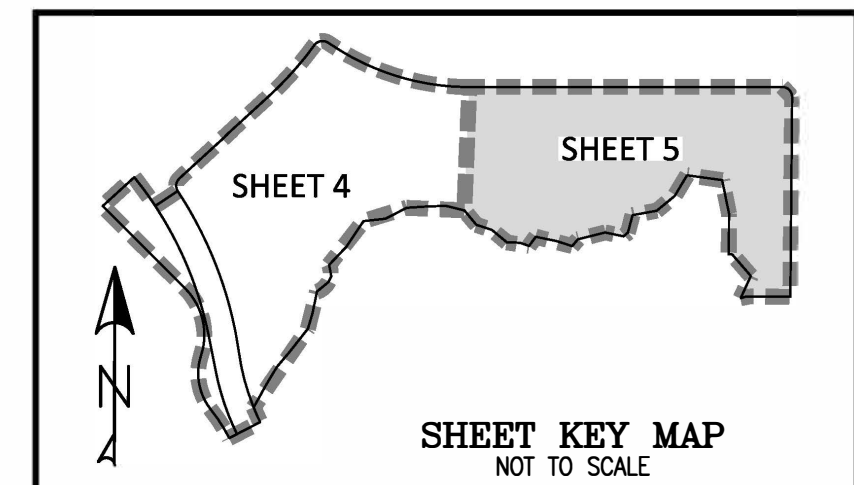


LINE	BEARING	DISTANCE
L4	N89°29'37"W	105.16'
L5	N24°26'17"E	62.94'
L6	N40°57'08"W	73.63'
L7	S88°45'02"W	8.73'
L8	N04°02'45"E	8.34'
L9	N00°18'02"E	96.39'
L10	N11°36'24"W	88.00'
L11	N82°02'22"W	91.19'

LINE	BEARING	DISTANCE
L12	S30°55'22"W	62.09'
L13	S50°32'03"W	59.55'
L14	S79°23'10"W	63.56'
L15	S14°48'01"W	46.22'
L16	S49°58'58"W	14.80'
L17	N78°07'11"W	48.11'
L18	S75°44'30"W	72.75'
L19	S40°24'06"W	22.53'

LINE	BEARING	DISTANCE
L20	N72°01'51"W	42.79'
L21	N78°35'14"W	53.83'
L22	S36°17'44"W	29.26'
L23	N70°19'11"W	24.70'
L24	N88°14'48"W	34.11'
L25	N50°11'21"W	49.78'
L26	N72°01'56"W	42.00'
L27	N39°57'56"W	48.60'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	25.00'	90°30'25"	39.49'	35.51'	S44°44'48"E
C7	57.76'	20°25'58"	20.60'	20.49'	S80°17'24"W
C8	390.00'	0°24'02"	2.73'	2.73'	S70°16'26"W



NOTES:

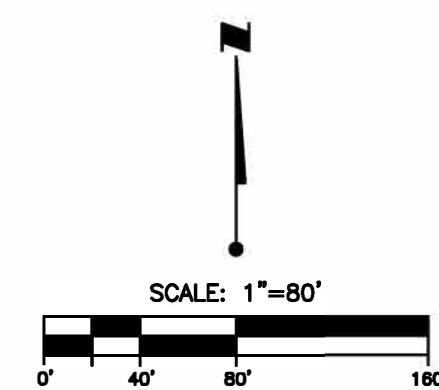
BEARINGS SHOWN HEREON ARE ARBITRARY AND ARE BASED ON SOUTHWESTERLY RIGHT-OF-WAY LINE OF WELLEN PARK BOULEVARD HAVING A BEARING OF N45°00'00"W.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE, 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.



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