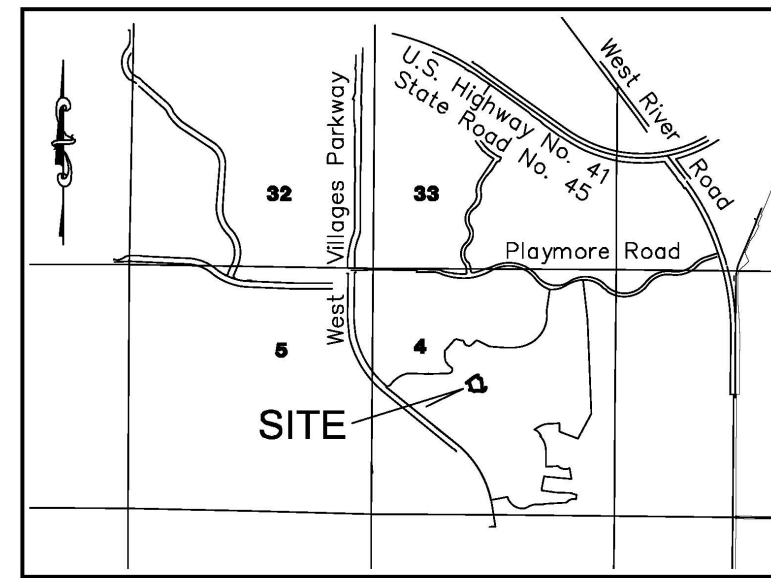


BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 607 AND TRACT 705

A REPLAT OF A PORTION OF TRACTS 607 AND 705, BRIGHMORE 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, (the "Owner") does here certify ownership of the property described on this plat entitled "BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, REPLAT OF TRACT 607 AND TRACT 705", and does hereby grant, convey, and dedicate said Plat for record.

Owner does hereby state and declare the following:

Owner, as the fee simple owner, does further dedicate and convey all drainage easements shown on this plat to the District for access and drainage purposes and other purposes incidental hereto.

Owner, as the fee simple owner, intends to dedicate and convey Tract: 507A, 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 Owner, has 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

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 507A 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 (BMs) 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

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 607 AND TRACT 705

A REPLAT OF A PORTION OF TRACTS 607 AND 705, 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.

DESCRIPTION:

Tract 705 and a part of Tract 607, 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:

Commence at the most Easterly corner of Lot 119, 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; thence S.22°46'16"E., a distance of 10.00 feet to the boundary line of Tract 507, of said BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, also being a point on a non-tangent curve to the left having: a radius of 580.00 feet, a central angle of 00°23'25", a chord bearing of S.67°02'01"W., and a chord length of 3.95 feet; thence along the boundary of said Tract 507, along the arc of said curve, an arc length of 3.95 feet to the POINT OF BEGINNING, same being a point on a curve to the left having: a radius of 40.00 feet, a central angle of 152°59'13", a chord bearing of S.09°39'18"E., and a chord length of 77.79 feet; thence along said boundary line of Tract 507 the following eight (8) courses: (1) along the arc of said curve, an arc length of 106.81 feet; (2) thence S.86°08'55"E., a distance of 19.75 feet to a point on a curve to the right having: a radius of 40.00 feet, a central angle of 79°57'27", a chord bearing of S.46°10'11"E., and a chord length of 51.40 feet; (3) thence along the arc of said curve, an arc length of 55.82 feet; (4) thence S.06°11'28"E., a distance of 69.62 feet to a point on a curve to the right having: a radius of 40.00 feet, a central angle of 05°06'57", a chord bearing of S.03°37'59"E., and a chord length of 3.57 feet; (5) thence along the arc of said curve, an arc length of 3.57 feet; (6) thence S.01°04'31"E., a distance of 93.91 feet to a point on a curve to the left having: a radius of 40.00 feet, a central angle of 153°09'27", a chord bearing of S.77°39'14"E., and a chord length of 77.82 feet; (7) thence along the arc of said curve, an arc length of 106.92 feet; (8) thence N.25°46'02"E., a distance of 21.18 feet to a point on a non-tangent curve to the left having: a radius of 40.00 feet, a central angle of 10°29'23", a chord bearing of S.20°31'20"W., and a chord length of 7.31 feet; thence leaving said boundary line of Tract 507, along the arc of said curve, an arc length of 7.32 feet; thence S.15°16'39"W., a distance of 23.54 feet to a point on a curve to the right having: a radius of 62.00 feet, a central angle of 77°42'37", a chord bearing of S.54°07'57"W., and a chord length of 77.79 feet; thence along the arc of said curve, an arc length of 84.09 feet; thence N.87°00'44"W., a distance of 112.72 feet to a point on a curve to the left having: a radius of 253.00 feet, a central angle of 14°37'17", a chord bearing of S.85°40'37"W., and a chord length of 64.39 feet; thence along the arc of said curve, an arc length of 64.56 feet to a point on a reverse curve to the right having: a radius of 40.00 feet, a central angle of 48°08'33", a chord bearing of N.77°33'45"W., and a chord length of 32.63 feet; thence along the arc of said curve, an arc length of 33.61 feet to a point on a reverse curve to the left having: a radius of 88.00 feet, a central angle of 30°44'00", a chord bearing of N.68°51'28"W., and a chord length of 46.64 feet; thence along the arc of said curve, an arc length of 47.20 feet to a point on a compound curve to the left having: a radius of 50.00 feet, a central angle of 29°54'05", a chord bearing of S.80°49'30"W., and a chord length of 25.80 feet; thence along the arc of said curve, an arc length of 26.09 feet to a point on the boundary line of Tract 506 of said BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, also being a point on a non-tangent curve to the left having: a radius of 40.00 feet, a central angle of 78°54'49", a chord bearing of N.26°25'03"E., and a chord length of 50.84 feet; thence along said boundary line of Tract 506, the following three (3) courses: (1) along the arc of said curve, an arc length of 55.09 feet; (2) thence N.13°02'21"W., a distance of 92.10 feet to a point on a curve to the left having: a radius of 45.00 feet, a central angle of 110°11'36", a chord bearing of N.68°32'26"W., and a chord length of 73.81 feet; (3) thence along the arc of said curve, an arc length of 86.55 feet to a point on a line lying 10.00 feet southerly of and parallel with southerly line of Lots 119 through 126, inclusive, of said BRIGHTMORE AT WELLEN PARK, PHASES 1A-1C, 2A, AND 3, also being a point on a non-tangent curve to the left having: a radius of 920.00 feet, a central angle of 05°06'26", a chord bearing of N.53°48'32"E., and a chord length of 81.98 feet; thence along said line lying 10.00 feet southerly of and parallel with the southerly line of Lots 119 through 126, inclusive, the following three (3) courses: (1) along the arc of said curve, an arc length of 82.01 feet; (2) thence N.51°15'19"E., a distance of 64.98 feet to a point on a curve to the right having: a radius of 580.00 feet, a central angle of 15°35'00", a chord bearing of N.59°02'49"E., and a chord length of 157.26 feet; (3) thence along the arc of said curve, an arc length of 157.75 feet to the POINT OF BEGINNING.

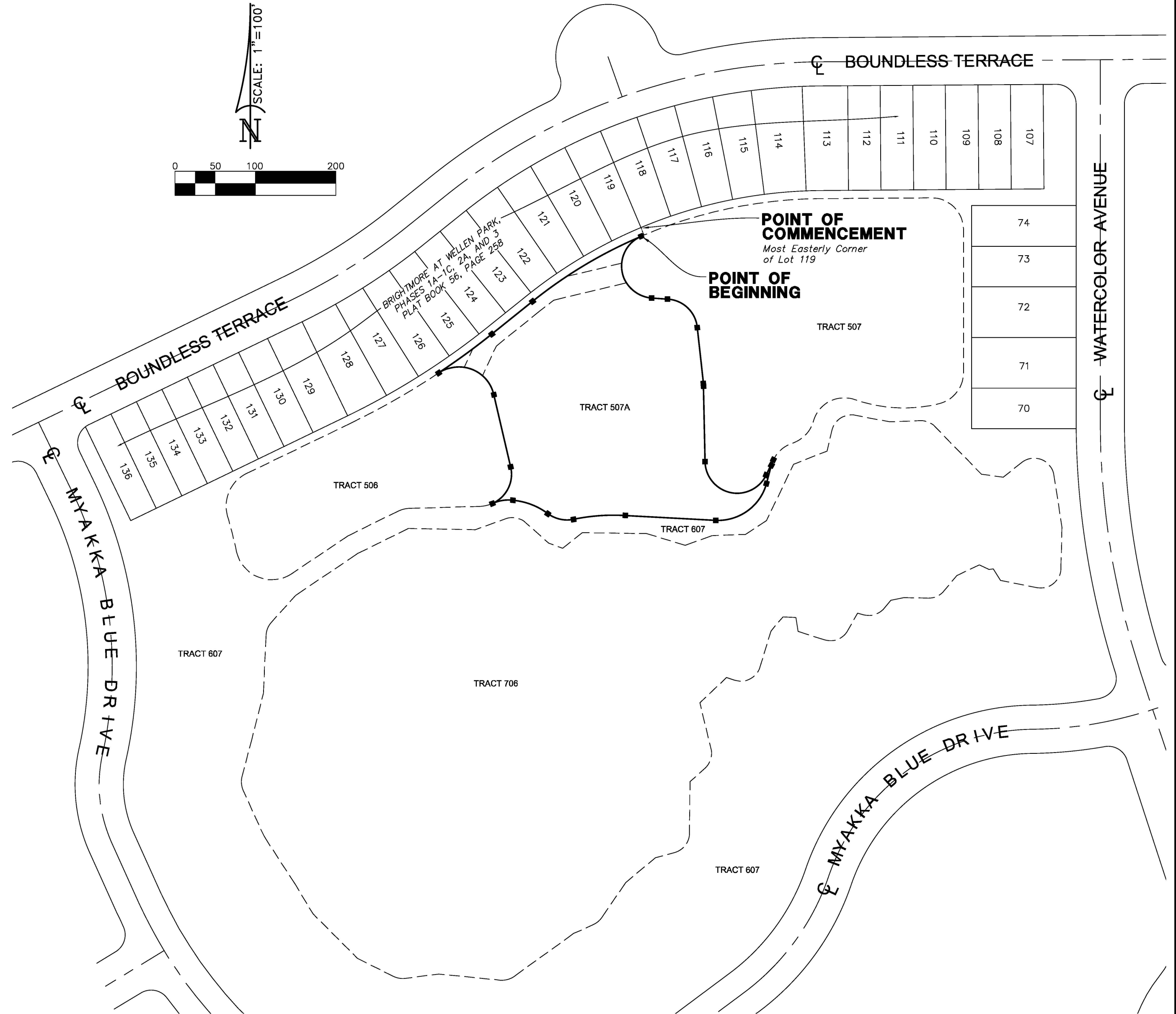
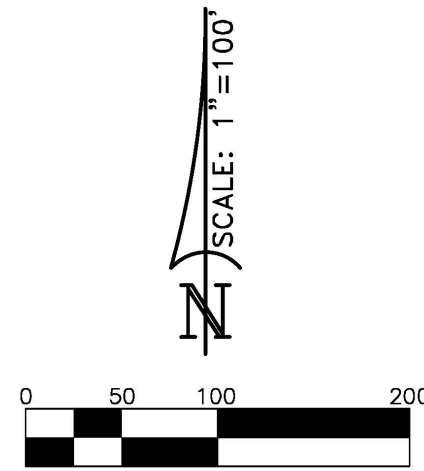
Parcel contains 74605 square feet, or 1.7127 acres, more or less.

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 FLEDP 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



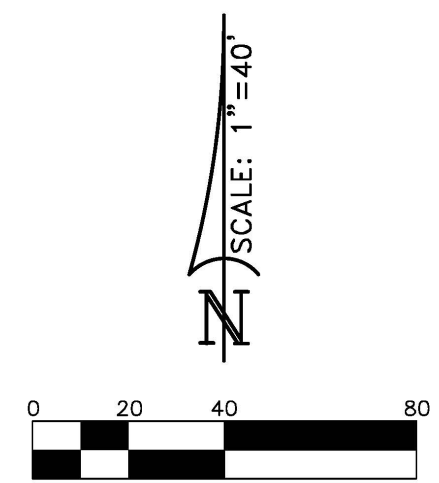
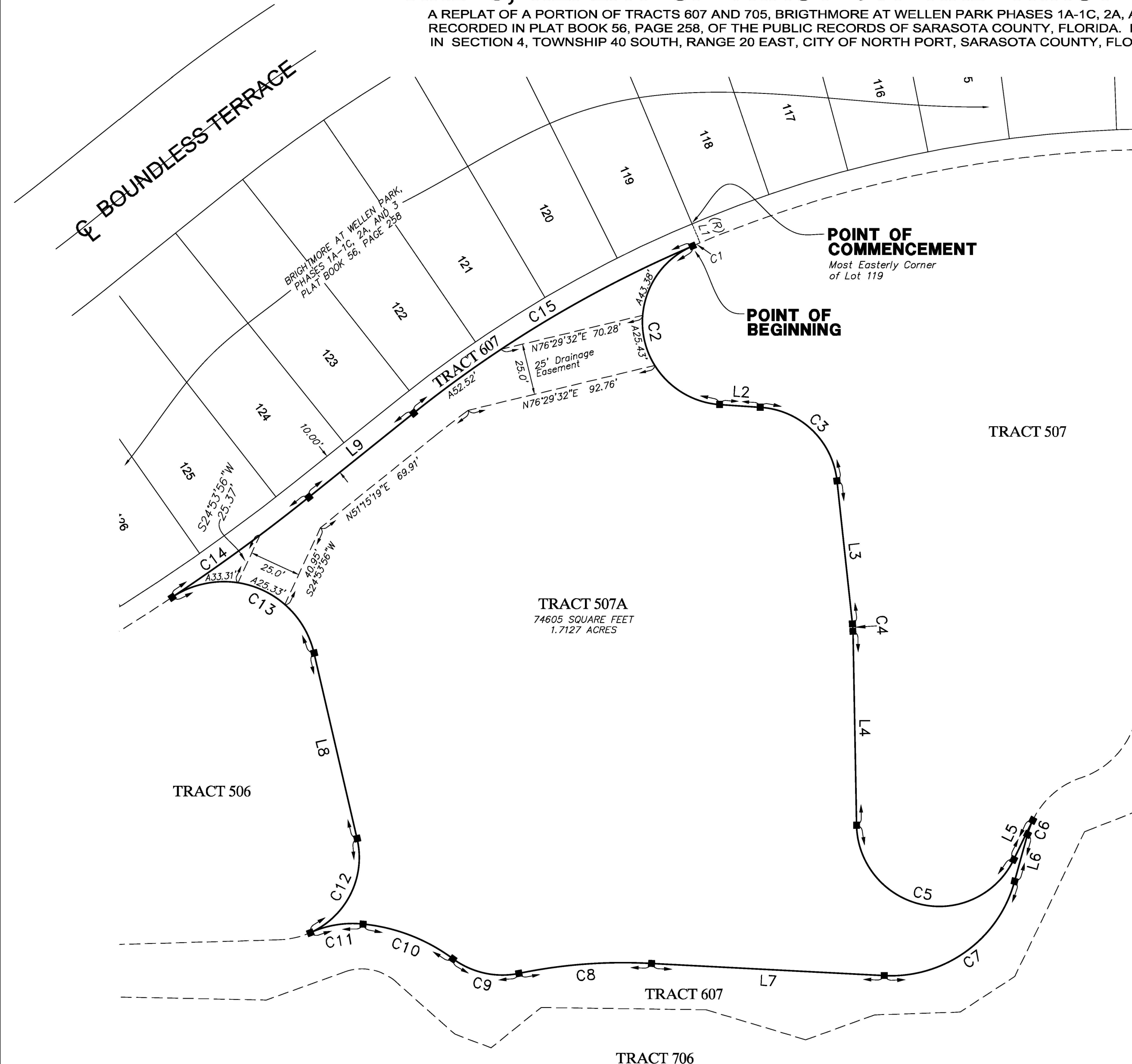
TRACT LEGEND

NUMBER	DESCRIPTION	OWNERSHIP
507A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District

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NOTES:

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- 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°46'16"E	10.00'
L2	S86°08'55"E	19.75'
L3	S06°11'28"E	69.62'
L4	S01°04'31"E	93.91'
L5	N25°46'02"E	21.18'
L6	S15°16'39"W	23.54'
L7	N87°00'44"W	112.72'
L8	N13°02'21"W	92.10'
L9	N51°15'19"E	64.98'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	580.00'	0°23'25"	S67°02'01"W	3.95'	3.95'
C2	40.00'	152°59'13"	S03°39'18"E	77.79'	116.81'
C3	40.00'	79°57'27"	S48°10'11"E	51.40'	55.82'
C4	40.00'	5°06'57"	S03°37'59"E	3.57'	3.57'
C5	40.00'	153°09'27"	S77°39'14"E	77.82'	106.92'
C6	40.00'	10°29'23"	S20°31'20"W	7.31'	7.32'
C7	62.00'	77°42'37"	S54°07'57"W	77.79'	84.09'
C8	253.00'	14°37'17"	S85°40'37"W	64.39'	64.56'
C9	40.00'	48°08'33"	N7°33'45"W	32.63'	33.51'
C10	88.00'	30°44'00"	N68°51'28"W	46.64'	47.20'
C11	50.00'	29°54'05"	S80°49'30"W	25.80'	26.09'
C12	40.00'	78°54'49"	N26°25'03"E	50.84'	55.09'
C13	45.00'	110°11'36"	N68°32'26"W	73.81'	86.55'
C14	920.00'	5°06'26"	N53°48'32"E	81.98'	82.01'
C15	580.00'	15°35'00"	N59°02'49"E	157.26'	157.75'

- LEGEND:**
- S. F. Square Feet
 - Match Line
 - (R) Radial Line
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 - Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Sat. (Unless Otherwise Noted)
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507A	Stormwater Tract; Lake, Drainage, Lake Maintenance Access, Landscaping, Irrigation, and Utility Easements	West Villages Improvement District

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