

# LAKESPUR AT WELLEN PARK, PHASE 3

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

STATE OF FLORIDA )  
 COUNTY OF SARASOTA )SS

Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, (the "Owner") does certify ownership of the property described on this plat entitled "LAKESPUR AT WELLEN PARK, PHASE 3", and does hereby grant, convey, and dedicate said Plat for record.

The Owner does hereby state and declare the following:

Owner, as the fee simple owner, does hereby dedicate to the Lakespur at Wellen Park Homeowners Association, Inc. (the "Association"), Tract 103, as shown hereon for Private Right of Way, Ingress/Egress, Drainage, Signage, Irrigation, and Utility Easement.

Owner, as the fee simple owner, does further dedicate to the Association, Tracts 616, 617, 618, and 619, as shown hereon for Private Common Area and Recreation Area; Drainage, Lake Maintenance Access Easement; Private Landscaping, Irrigation, Walls, Access, Signage, and Utility Easements.

Owner, as the fee simple owner, does hereby dedicate to the City of North Port (the "City") the Lift Station Easement and all Public Utility Easements shown and depicted hereon, for the uses and purposes incidental thereto.

Owner, as the fee simple owner, does hereby grant the non-exclusive street tree and landscape easements to the Association and the City, over and across the fifteen feet (15') in width along the exterior boundaries of Tract 103. Tree maintenance and pruning shall be the responsibility of the property owner. It is acknowledged that the City has no maintenance obligations associated with these easements.

Owner, as the fee simple owner, does hereby dedicate and convey to the West Villages Improvement District (the "District"), a non-exclusive easement for ingress and egress over Tract 103 for the performance of their official duties.

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

Owner, as fee simple owner, does further dedicate and convey all Irrigation Easements to the District for access and irrigation purposes and other purposes incidental hereto.

IN WITNESS WHEREOF, the undersigned Owner, has caused these presents to be executed in its name this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2023

WITNESS: \_\_\_\_\_  
 Manasota Beach Ranchlands, LLLP a Florida limited liability limited partnership  
 By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner  
 By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager.  
 WITNESS: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Richard P. Severance, Vice President

**NOTARY ACKNOWLEDGEMENT:**

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 Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company as 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 said partnership and said companies and who is personally known by me to be the individual described in and who executed the foregoing certificate of ownership and dedication.

\_\_\_\_\_  
 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:**

The West Villages Improvement District (the "District") hereby accepts the Ingress and Egress Easement, Drainage and Access Easements, and Irrigation Easements as shown and depicted on this plat.

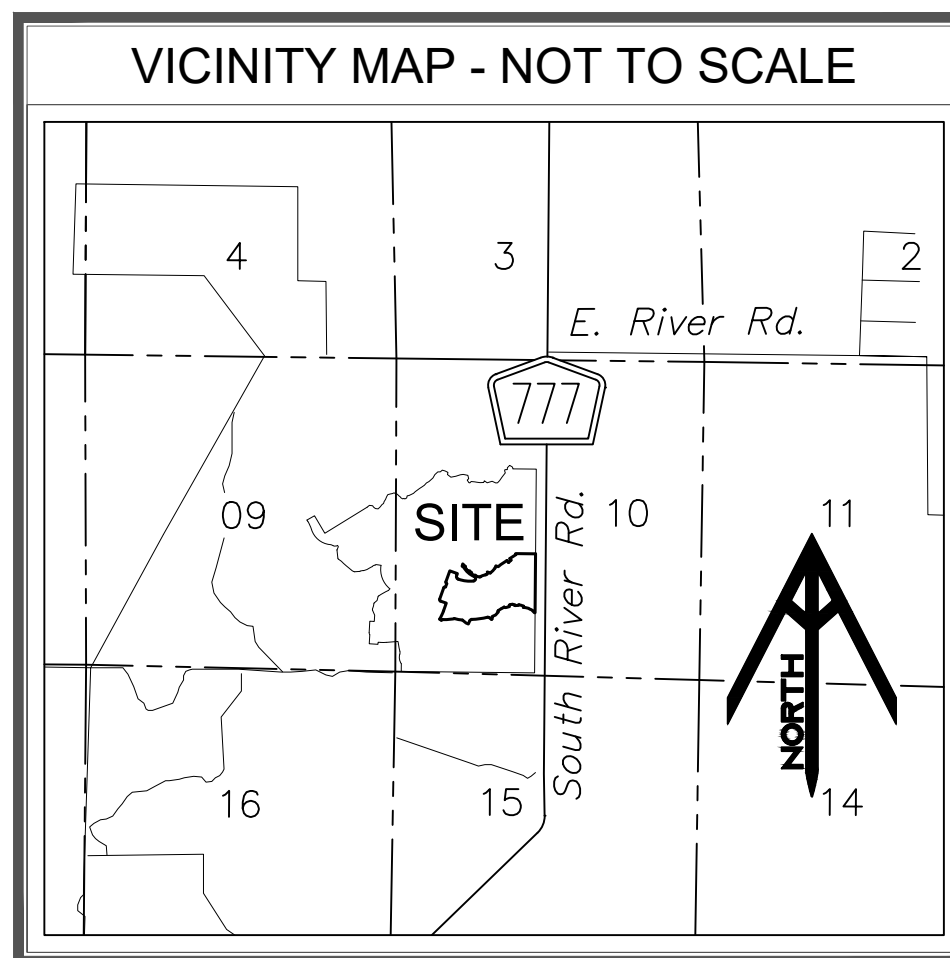
Attest \_\_\_\_\_ Secretary By \_\_\_\_\_ Chairman

**NOTARY ACKNOWLEDGEMENT:**

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, and who is personally known by me to be the individual who executed the foregoing certificate of acceptance.

\_\_\_\_\_  
 Print Name of Notary Public Signature of Notary Public  
 I am a Notary Public of the State of Florida and my commission expires on \_\_\_\_\_



**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.

**LOT LINE EASEMENTS:**

There are hereby expressly reserved to Lakespur at Wellen Park Homeowners Association, Inc., its successors or assigns, easements of ten (10) feet in width along all front lot lines, two and one half (2.5) feet in width along all side lot lines, and five (5) feet in width along all rear lot lines for the express purpose of accommodation surface and underground drainage, irrigation and underground utilities. When more than one lot or parts of one or more lots are intended as a building site, only the outside boundaries of the building site shall carry said easements.

**FLOOD ZONE:**

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) Notional Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map 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.

**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: \_\_\_\_\_  
 Chairperson

**SURVEYORS CERTIFICATE:**

I, the undersigned Florida licensed professional land surveyor, hereby certify that this plat is a true and correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Development Code, as amended and that the Permanent Reference Monuments (P.R.M.'S) were installed on September 6th, 2023. The Permanent Control Points (PCP'S), Lot Corners, and Benchmarks installation date will be certified by a recorded affidavit.

BY: \_\_\_\_\_  
 Pierson A. Monetti  
 Professional Surveyor and Mapper No. LS 7227  
 MRIC Spatial (Licensed Business Number LB8325)  
 701 S. Howard Avenue, Suite 106-320  
 Tampa, FL 33606

**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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 City Surveyor & Mapper  
 Alan K. Fish, Professional Surveyor and Mapper  
 Florida Certificate No. 3941

**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 North Port City Commission, County of Sarasota, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2023

APPROVED BY: \_\_\_\_\_  
 Mayor, North Port City Commission

ATTEST: \_\_\_\_\_  
 City Clerk



# LAKESPUR AT WELLEN PARK, PHASE 3

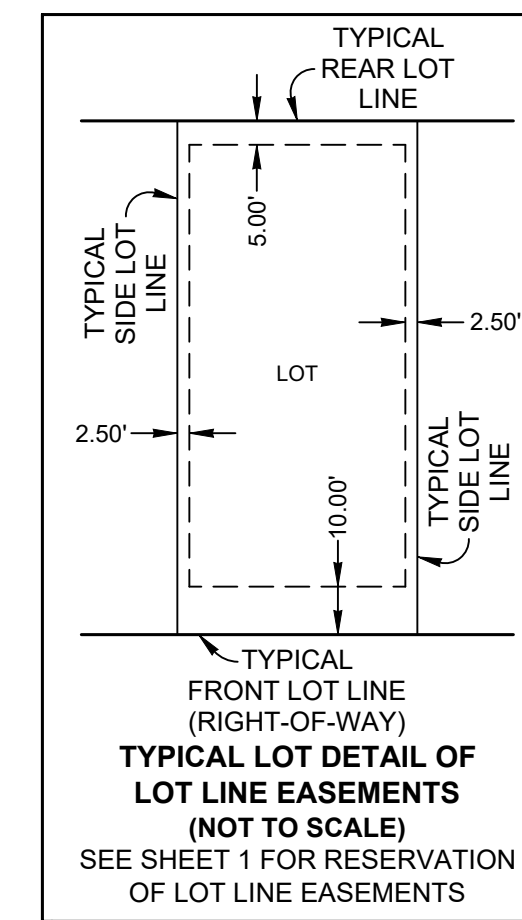
BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

### LAKESPUR PHASE 3 LEGAL DESCRIPTION:

THAT PART OF TRACT 901 IN LAKESPUR AT WELLEN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, OF PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

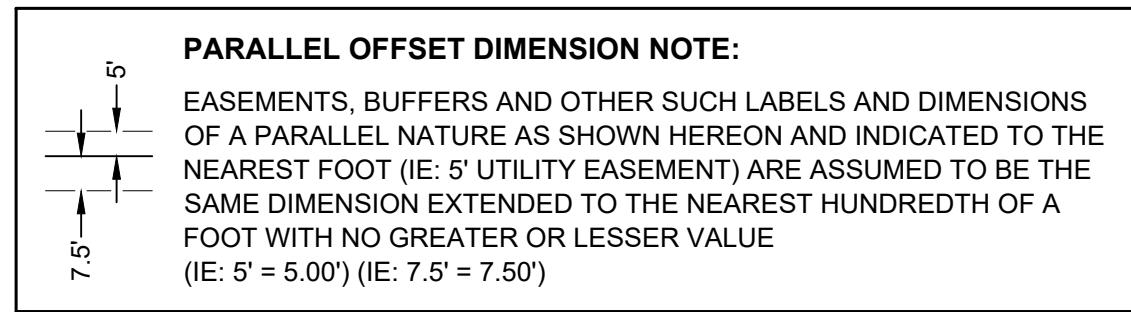
**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID TRACT 901 BEING ALSO THE NORTHEASTERLY CORNER OF TRACT 714 IN SAID LAKESPUR AT WELLEN PARK AND A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD #777 AS GRANTED PER ORI # 2008060371; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINE OF SAID TRACT 901 FOR THE FOLLOWING: 1) THENCE SOUTH 73°53'28" WEST, A DISTANCE OF 10.89 FEET; 2) THENCE NORTH 43°46'22" WEST, A DISTANCE OF 67.83 FEET; 3) THENCE NORTH 59°16'14" WEST, A DISTANCE OF 13.71 FEET; 4) THENCE NORTH 74°57'53" WEST, A DISTANCE OF 17.23 FEET; 5) THENCE NORTH 60°29'05" WEST, A DISTANCE OF 14.25 FEET; 6) THENCE NORTH 55°50'42" WEST, A DISTANCE OF 11.28 FEET; 7) THENCE NORTH 60°40'40" WEST, A DISTANCE OF 9.28 FEET; 8) THENCE NORTH 71°35'43" WEST, A DISTANCE OF 3.97 FEET; 9) THENCE NORTH 76°59'32" WEST, A DISTANCE OF 48.61 FEET; 10) THENCE NORTH 85°22'14" WEST, A DISTANCE OF 36.55 FEET; 11) THENCE NORTH 34°38'39" EAST, A DISTANCE OF 1.09 FEET TO A TANGENT CURVE; 12) THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 10°36'22" EAST, AN ARC DISTANCE OF 20.97 FEET AND A CHORD DISTANCE OF 20.36 FEET TO A NON-TANGENT LINE; 13) THENCE NORTH 72°13'52" WEST, A DISTANCE OF 18.93 FEET; 14) THENCE NORTH 64°55'39" WEST, A DISTANCE OF 3.57 FEET; 15) THENCE NORTH 68°42'14" WEST, A DISTANCE OF 9.72 FEET; 16) THENCE NORTH 67°44'17" WEST, A DISTANCE OF 11.53 FEET; 17) THENCE NORTH 79°50'54" WEST, A DISTANCE OF 1.96 FEET; 18) THENCE NORTH 82°13'01" WEST, A DISTANCE OF 15.03 FEET; 19) THENCE NORTH 77°49'35" WEST, A DISTANCE OF 13.88 FEET; 20) THENCE NORTH 66°59'19" WEST, A DISTANCE OF 8.18 FEET TO A NON-TANGENT CURVE; 21) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 60°53'54" WEST, AN ARC DISTANCE OF 19.70 FEET AND A CHORD DISTANCE OF 19.19 FEET TO A NON-TANGENT LINE; 22) THENCE SOUTH 85°45'57" WEST, A DISTANCE OF 55.06 FEET TO A NON-TANGENT CURVE; 23) THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 09°12'57" WEST, AN ARC DISTANCE OF 10.36 FEET AND A CHORD DISTANCE OF 10.29 FEET TO A NON-RADIAL CURVE; 24) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET SUBTENDING A CHORD BEARING NORTH 77°07'25" WEST, AN ARC DISTANCE OF 27.11 FEET AND A CHORD DISTANCE OF 25.08 FEET TO A TANGENT LINE; 25) THENCE NORTH 38°17'10" WEST, A DISTANCE OF 11.90 FEET; 26) THENCE SOUTH 80°31'00" WEST, A DISTANCE OF 42.32 FEET TO A TANGENT CURVE; 27) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 63.27 FEET SUBTENDING A CHORD BEARING SOUTH 63°38'47" WEST, AN ARC DISTANCE OF 21.83 FEET AND A CHORD DISTANCE OF 21.72 FEET TO A NON-RADIAL CURVE; 28) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 06°38'14" WEST, AN ARC DISTANCE OF 28.17 FEET AND A CHORD DISTANCE OF 26.71 FEET; 29) THENCE SOUTH 72°57'43" WEST, A DISTANCE OF 50.28 FEET; 30) THENCE SOUTH 86°00'10" WEST, A DISTANCE OF 25.81 FEET; 31) THENCE NORTH 62°18'27" WEST, A DISTANCE OF 15.54 FEET TO A TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 63°50'51" WEST, AN ARC DISTANCE OF 1.34 FEET AND A CHORD DISTANCE OF 1.34 FEET; 32) THENCE SOUTH 62°50'19" WEST, A DISTANCE OF 10.87 FEET; 33) THENCE SOUTH 60°43'22" WEST, A DISTANCE OF 14.99 FEET; 34) THENCE SOUTH 62°16'22" WEST, A DISTANCE OF 7.75 FEET; 35) THENCE SOUTH 60°53'55" WEST, A DISTANCE OF 7.01 FEET; 36) THENCE SOUTH 19°35'49" WEST, A DISTANCE OF 4.77 FEET; 37) THENCE SOUTH 86°30'10" WEST, A DISTANCE OF 7.29 FEET; 38) THENCE SOUTH 57°43'50" WEST, A DISTANCE OF 57.77 FEET; 39) THENCE SOUTH 57°58'33" WEST, A DISTANCE OF 11.02 FEET TO A NON-TANGENT CURVE; 40) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 03°54'11" WEST, AN ARC DISTANCE OF 19.46 AND A CHORD DISTANCE OF 18.97 FEET TO A TANGENT LINE; 41) THENCE SOUTH 18°23'43" EAST, A DISTANCE OF 6.04 FEET; 42) THENCE SOUTH 41°58'32" WEST, A DISTANCE OF 38.21 FEET; 43) THENCE SOUTH 40°30'32" WEST, A DISTANCE OF 30.74 FEET; 44) THENCE SOUTH 67°37'08" WEST, A DISTANCE OF 63.25 FEET; 45) THENCE SOUTH 3°23'58" WEST, A DISTANCE OF 45.09 FEET TO A NON-TANGENT CURVE; 46) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 59°33'38" WEST, AN ARC DISTANCE OF 10.66 FEET AND A CHORD DISTANCE OF 10.58 FEET TO A NON-TANGENT LINE; 47) THENCE NORTH 51°47'05" WEST, A DISTANCE OF 44.97 FEET TO A TANGENT CURVE; 48) THENCE NORTHWESTERLY ALONG SAID CURVE TO THE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING NORTH 76°18'39" WEST, AN ARC DISTANCE OF 38.80 FEET AND A CHORD DISTANCE OF 37.29 FEET TO A REVERSE CURVE; 49) THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,240.00 FEET SUBTENDING A CHORD BEARING SOUTH 82°10'37" WEST, AN ARC DISTANCE OF 271.52 FEET AND A CHORD DISTANCE OF 270.98 FEET TO A REVERSE CURVE; 50) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING SOUTH 55°55'37" WEST, AN ARC DISTANCE OF 45.41 FEET AND A CHORD DISTANCE OF 43.01 FEET TO A TANGENT LINE; 51) THENCE SOUTH 23°24'15" WEST, A DISTANCE OF 60.49 FEET; 52) THENCE NORTH 66°35'45" WEST, A DISTANCE OF 41.90 FEET; 53) THENCE NORTH 51°20'29" WEST, A DISTANCE OF 37.90 FEET; 54) THENCE NORTH 51°04'38" WEST, A DISTANCE OF 43.50 FEET TO A NON-TANGENT CURVE; 55) THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 872.89 FEET SUBTENDING A CHORD BEARING NORTH 79°29'01" WEST, AN ARC DISTANCE OF 144.48 FEET AND A CHORD DISTANCE OF 144.32 FEET TO A NON-TANGENT LINE; 56) THENCE SOUTH 71°47'41" WEST, A DISTANCE OF 20.43 FEET; 57) THENCE SOUTH 84°20'35" WEST, A DISTANCE OF 71.03 FEET; 58) THENCE SOUTH 84°09'29" WEST, A DISTANCE OF 40.17 FEET; 59) THENCE SOUTH 89°52'22" WEST, A DISTANCE OF 70.21 FEET TO A TANGENT CURVE; 60) THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 60°30'31" WEST, AN ARC DISTANCE OF 25.63 FEET AND A CHORD DISTANCE OF 24.52 FEET TO A NON-TANGENT LINE; 61) THENCE NORTH 58°53'54" WEST, A DISTANCE OF 36.58 FEET TO A TANGENT CURVE; 62) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 780.00 FEET SUBTENDING A CHORD BEARING NORTH 25°20'24" EAST, AN ARC DISTANCE OF 156.87 FEET AND A CHORD DISTANCE OF 156.81 FEET TO A TANGENT LINE; 63) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 143.89 FEET; 64) THENCE NORTH 70°25'18" WEST, A DISTANCE OF 105.00 FEET TO A TANGENT CURVE; 65) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 25°25'18" WEST, AN ARC DISTANCE OF 39.27 FEET AND A CHORD DISTANCE OF 35.36 FEET TO A RADIAL LINE; 66) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 210.00 FEET TO A TANGENT CURVE; 67) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 64°34'42" EAST, AN ARC DISTANCE OF 39.27 FEET AND A CHORD DISTANCE OF 35.36 FEET TO A RADIAL LINE; 68) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 60.00 FEET TO A RADIAL CURVE; 69) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 25°25'18" WEST, AN ARC DISTANCE OF 39.27 FEET AND A CHORD DISTANCE OF 35.36 FEET TO A TANGENT LINE; 70) THENCE NORTH 19°34'42" EAST, A DISTANCE OF 200.43 FEET; 71) THENCE SOUTH 70°25'18" EAST, A DISTANCE OF 140.00 FEET; 72) THENCE SOUTH 19°34'42" WEST, A DISTANCE OF 45.43 FEET TO THE A TANGENT CURVE; 73) THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING SOUTH 25°25'18" EAST, AN ARC DISTANCE OF 62.83 FEET AND A CHORD DISTANCE OF 56.57 FEET TO A TANGENT LINE; 74) THENCE SOUTH 70°25'18" EAST, A DISTANCE OF 12.71 FEET TO A TANGENT CURVE; THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 580.00 FEET SUBTENDING A CHORD BEARING SOUTH 83°25'03" EAST, AN ARC DISTANCE OF 263.11 FEET AND A CHORD DISTANCE OF 260.86 FEET TO A COMPOUND CURVE; 75) THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING NORTH 07°40'01" EAST, AN ARC DISTANCE OF 106.00 FEET AND A CHORD DISTANCE OF 77.60 FEET TO A REVERSE CURVE; 76) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 360.00 FEET SUBTENDING A CHORD BEARING NORTH 48°38'23" WEST, AN ARC DISTANCE OF 246.47 FEET AND A CHORD DISTANCE OF 241.68 FEET TO A REVERSE CURVE; 77) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET SUBTENDING A CHORD BEARING NORTH 53°01'24" WEST, AN ARC DISTANCE OF 33.51 FEET AND A CHORD DISTANCE OF 32.53 FEET TO A NON-TANGENT LINE; 78) THENCE NORTH 12°58'49" EAST, A DISTANCE OF 39.81 FEET; 79) THENCE SOUTH 46°01'36" EAST, A DISTANCE OF 62.89 FEET TO A NON-TANGENT CURVE; 80) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 48°47'04" EAST, AN ARC DISTANCE OF 18.36 FEET AND A CHORD DISTANCE OF 17.95 FEET TO A TANGENT LINE; 81) THENCE SOUTH 69°49'12" EAST, A DISTANCE OF 27.69 FEET; 82) THENCE SOUTH 84°10'26" EAST, A DISTANCE OF 17.53 FEET; 83) THENCE SOUTH 21°06'11" EAST, A DISTANCE OF 20.77 FEET; 84) THENCE SOUTH 70°45'19" EAST, A DISTANCE OF 25.31 FEET; 85) THENCE SOUTH 27°36'05" EAST, A DISTANCE OF 1.89 FEET; 86) THENCE SOUTH 1°07'53" EAST, A DISTANCE OF 22.17 FEET TO A TANGENT CURVE; 87) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 08°33'21" EAST, AN ARC DISTANCE OF 6.48 FEET AND A CHORD DISTANCE OF 6.46 FEET TO A NON-TANGENT LINE; 88) THENCE SOUTH 67°49'04" EAST, A DISTANCE OF 44.38 FEET; 89) THENCE NORTH 85°08'10" EAST, A DISTANCE OF 22.83 FEET; 90) THENCE SOUTH 47°15'58" EAST, A DISTANCE OF 32.87 FEET; 91) THENCE SOUTH 77°56'18" EAST, A DISTANCE OF 46.96 FEET TO A TANGENT CURVE; 92) THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 75°21'03" EAST, AN ARC DISTANCE OF 23.31 FEET AND A CHORD DISTANCE OF 22.47 FEET TO A POINT OF TANGENCY; 93) THENCE NORTH 48°38'24" EAST, A DISTANCE OF 15.58 FEET; 94) THENCE NORTH 72°19'43" EAST, A DISTANCE OF 41.09 FEET; 95) THENCE NORTH 80°37'38" EAST, A DISTANCE OF 37.51 FEET; 96) THENCE NORTH 12°24'10" EAST, A DISTANCE OF 7.89 FEET TO A NON-RADIAL CURVE; 97) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING NORTH 42°21'35" EAST, AN ARC DISTANCE OF 48.06 FEET AND A CHORD DISTANCE OF 41.00 FEET TO A TANGENT LINE; 98) THENCE NORTH 12°43'04" WEST, A DISTANCE OF 15.60 FEET; 99) THENCE SOUTH 68°15'13" EAST, A DISTANCE OF 47.99 FEET TO A TANGENT CURVE; 100) THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CHORD BEARING SOUTH 76 DEGREES 05 MINUTES 21 SECONDS EAST, AN ARC DISTANCE OF 6.84 FEET AND A CHORD DISTANCE OF 6.82 FEET TO A NON-TANGENT LINE; 101) THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 515.99 FEET SUBTENDING A CHORD BEARING NORTH 44°07'54" EAST, AN ARC DISTANCE OF 115.23 FEET AND A CHORD DISTANCE OF 114.99 FEET TO A NON-TANGENT LINE; 102) THENCE NORTH 22°09'33" EAST, A DISTANCE OF 44.88 FEET; 103) THENCE SOUTH 67°50'27" EAST, A DISTANCE OF 42.48 FEET; 104) THENCE NORTH 49°38'51" EAST, A DISTANCE OF 56.31 FEET; 105) THENCE NORTH 56°56'10" EAST, A DISTANCE OF 130.00 FEET TO A RADIAL CURVE; 106) THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 280.00 FEET SUBTENDING A CHORD BEARING SOUTH 37°37'17" EAST, AN ARC DISTANCE OF 44.71 FEET AND A CHORD DISTANCE OF 44.66 FEET TO A NON-RADIAL LINE; 107) THENCE NORTH 46°17'23" EAST, A DISTANCE OF 60.03 FEET TO A NON-RADIAL CURVE; 108) THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 220.00 FEET SUBTENDING A CHORD BEARING NORTH 37°15'02" WEST, AN ARC DISTANCE OF 34.97 FEET AND A CHORD DISTANCE OF 34.93 FEET TO A RADIAL LINE; 109) THENCE NORTH 57°18'10" EAST, A DISTANCE OF 128.35 FEET; 110) THENCE NORTH 21°49'06" WEST, A DISTANCE OF 17.30 FEET; THENCE SOUTH 89°31'30" EAST, A DISTANCE OF 343.73 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 0°28'30" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,016.72 FEET TO THE POINT OF BEGINNING, IN SARASOTA COUNTY, FLORIDA.

EXCLUDING TRACTS 519 AND 520 IN SAID LAKESPUR AT WELLEN PARK.



**NOTE:**  
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

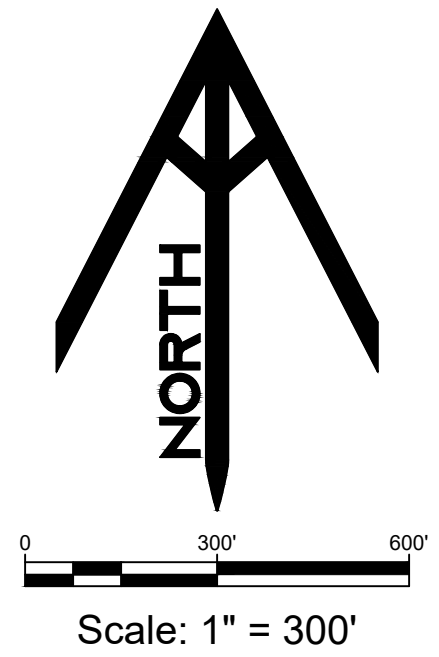
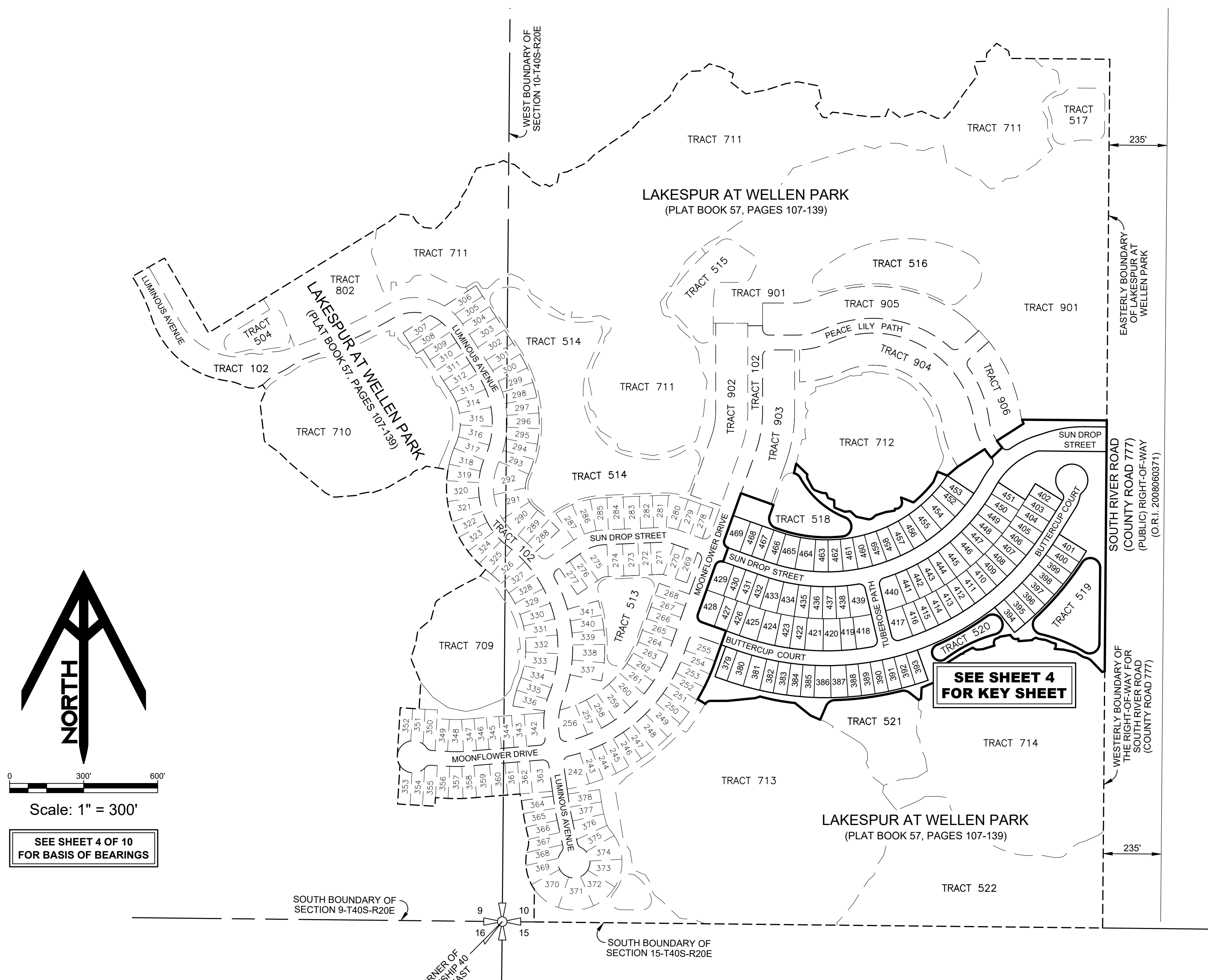
**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



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# LAKEPUR AT WELLEN PARK, PHASE 3

BEING A REPLAT OF A PART OF TRACT 901, LAKEPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

## LOCATION MAP

NOTE: REFER TO THE SHEET 4 OF 10 FOR THE KEY SHEET

LEGEND:

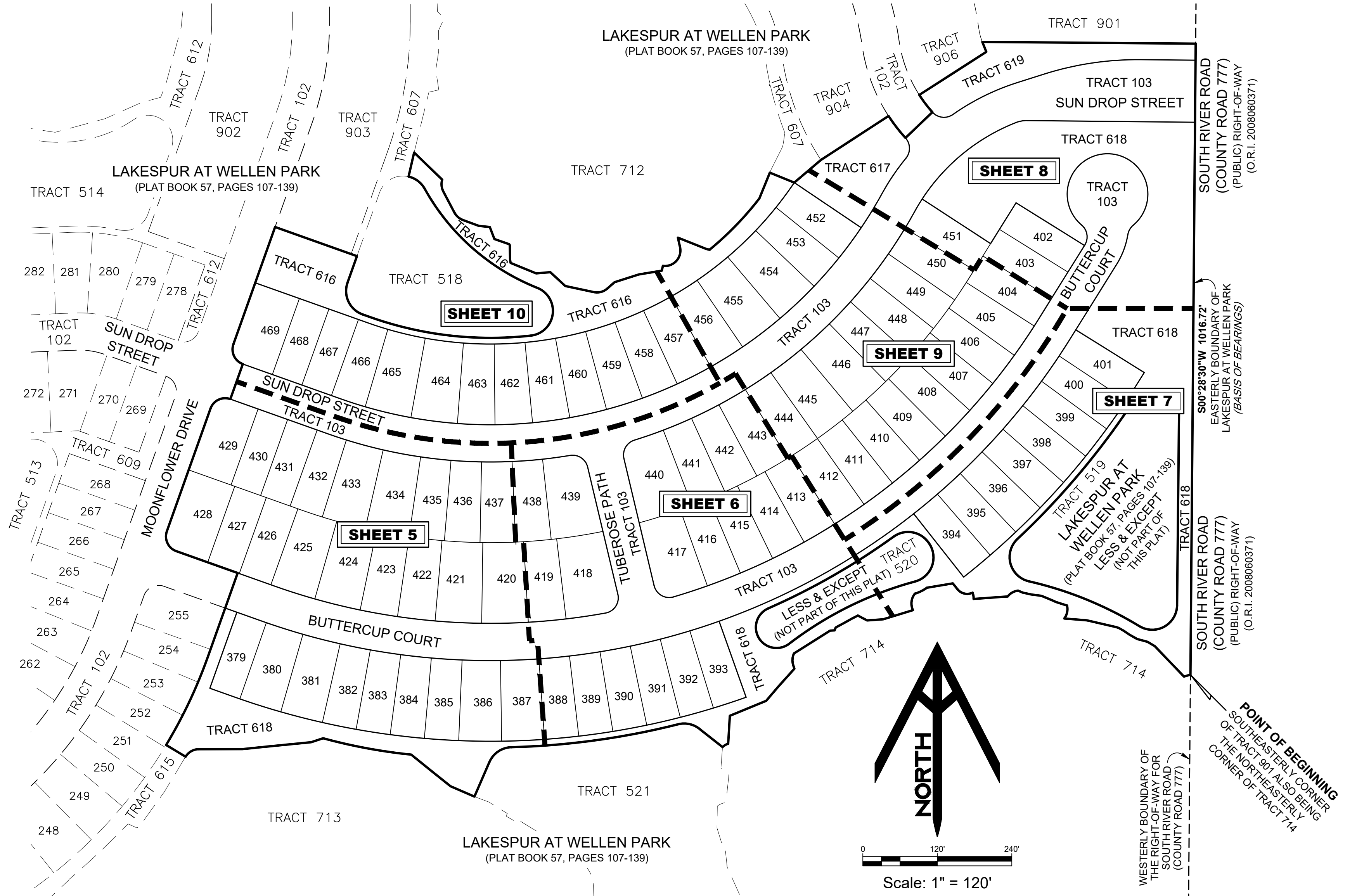
INDICATES SECTION CORNER

C.C.R. INDICATES CERTIFIED CORNER RECORD

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# LAKESPUR AT WELLEN PARK, PHASE 3

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**TRACT DESIGNATION TABLE**

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
616	47,642	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
617	16,195	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
619	19,977	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.

LEGEND:  
 O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #  
 S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET

**BASIS OF BEARINGS**

Bearings shown hereon are based on the Easterly boundary of LAKESPUR AT WELLEN PARK, as recorded in Plat Book 57, Pages 107 through 139, of the Public Records of Sarasota county, Florida, having a grid bearing of S.00°28'30"W. the grid bearings as shown hereon refer to the state plane coordinate system, North America Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida.

**KEY SHEET**

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



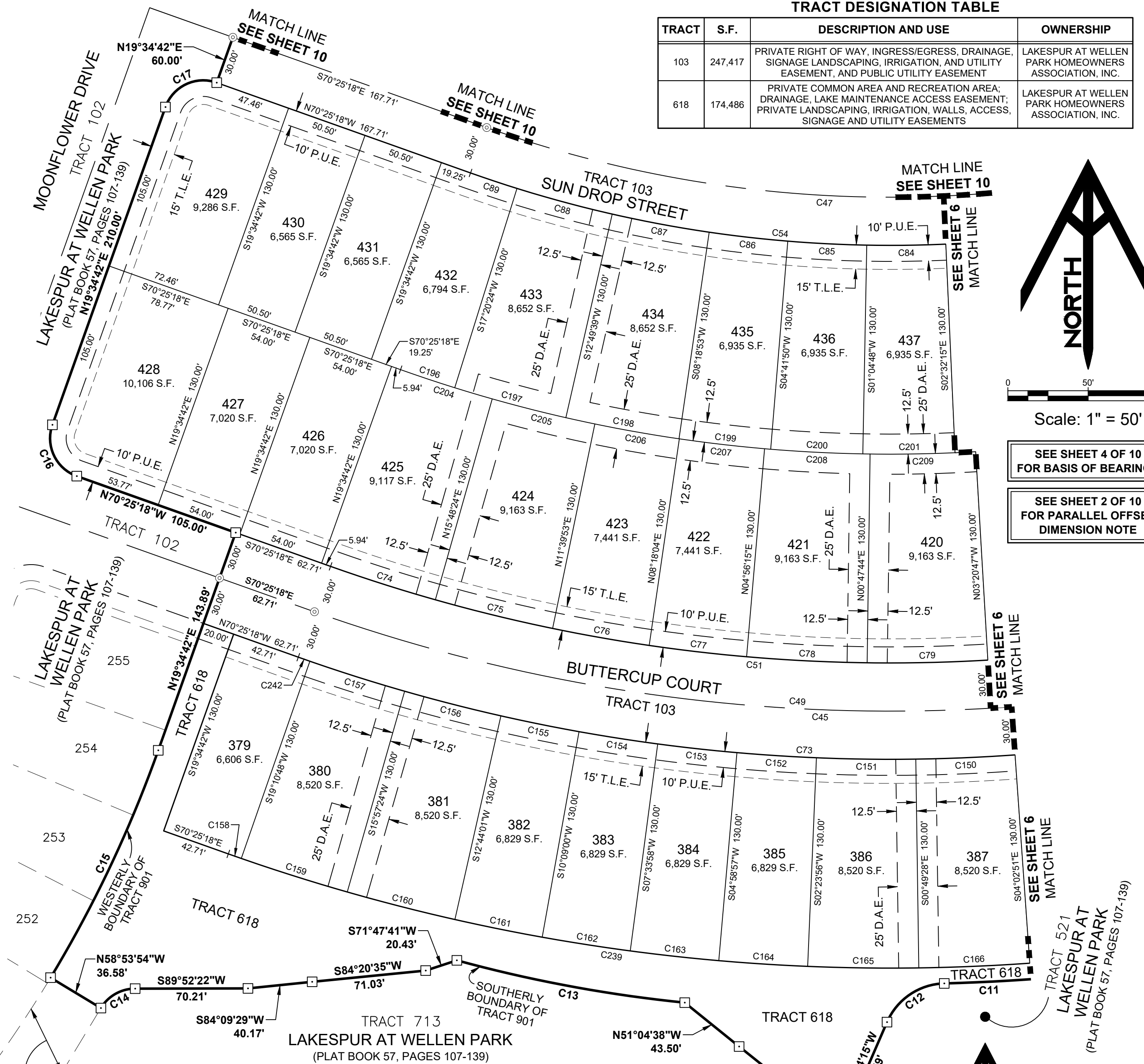
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# LAKESPUR AT WELLEN PARK, PHASE 3

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C11	271.52'	1240.00'	012°32'46"	S82°10'37"W	270.98'
C12	45.41'	40.00'	065°02'45"	S55°55'37"W	43.01'
C13	144.48'	872.89'	009°29'01"	N79°29'01"W	144.32'
C14	25.63'	25.00'	058°43'43"	S60°30'31"W	24.52'
C15	156.87'	780.00'	011°31'23"	N25°20'24"E	156.61'
C16	39.27'	25.00'	090°00'00"	N25°25'18"W	35.36'
C17	39.27'	25.00'	090°00'00"	N64°34'42"E	35.36'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C47	431.10'	750.00'	032°56'02"	S86°53'19"E	425.19'
C49	615.04'	1070.00'	032°56'02"	S86°53'19"E	606.61'
C51	541.42'	1040.00'	029°49'40"	S85°20'08"E	535.32'
C54	395.02'	780.00'	029°00'59"	N84°55'47"W	390.81'
C73	1490.30'	1100.00'	077°37'30"	S70°45'57"W	1378.90'
C74	68.46'	1040.00'	003°46'19"	S72°18'27"E	68.45'
C75	75.18'	1040.00'	004°08'31"	S76°15'52"E	75.17'
C76	61.05'	1040.00'	003°21'49"	S80°01'02"E	61.04'
C77	61.05'	1040.00'	003°21'49"	S83°22'50"E	61.04'
C78	75.18'	1040.00'	004°08'31"	S87°08'00"E	75.17'
C79	75.18'	1040.00'	004°08'31"	N88°43'29"E	75.17'
C84	49.25'	780.00'	003°37'03"	N89°16'16"E	49.24'
C85	49.25'	780.00'	003°37'03"	S87°06'41"E	49.24'
C86	49.25'	780.00'	003°37'03"	S83°29'38"E	49.24'
C87	61.43'	780.00'	004°30'46"	S79°25'44"E	61.42'
C88	61.43'	780.00'	004°30'46"	S74°54'59"E	61.42'
C89	30.47'	780.00'	002°14'18"	S71°32'27"E	30.47'
C150	61.88'	1100.00'	003°13'23"	N87°33'51"E	61.87'
C151	61.88'	1100.00'	003°13'24"	S89°12'46"E	61.88'
C152	49.60'	1100.00'	002°35'01"	S86°18'33"E	49.60'
C153	49.60'	1100.00'	002°35'01"	S83°43'32"E	49.60'
C154	49.60'	1100.00'	002°35'01"	S81°08'31"E	49.60'
C155	49.60'	1100.00'	002°35'01"	S78°33'30"E	49.60'
C156	61.88'	1100.00'	003°13'23"	S75°39'18"E	61.87'
C157	61.88'	1100.00'	003°13'24"	S72°25'54"E	61.87'
C158	8.55'	1230.00'	000°23'54"	S70°37'15"E	8.55'
C159	69.20'	1230.00'	003°13'24"	S72°25'54"E	69.19'
C160	69.19'	1230.00'	003°13'23"	S75°39'18"E	69.18'
C161	55.46'	1230.00'	002°35'01"	S78°33'30"E	55.46'
C162	55.46'	1230.00'	002°35'01"	S81°08'31"E	55.46'
C163	55.46'	1230.00'	002°35'01"	S83°43'32"E	55.46'
C164	55.46'	1230.00'	002°35'01"	S86°18'33"E	55.46'
C165	69.20'	1230.00'	003°13'24"	S89°12'46"E	69.19'
C166	69.19'	1230.00'	003°13'23"	N87°33'51"E	69.18'
C196	35.55'	910.00'	002°14'18"	S71°32'27"E	35.55'
C197	71.67'	910.00'	004°30'46"	S74°54'59"E	71.65'
C198	71.67'	910.00'	004°30'46"	S79°25'44"E	71.65'
C199	57.45'	910.00'	003°37'03"	S83°29'38"E	57.44'
C200	57.45'	910.00'	003°37'03"	S87°06'41"E	57.44'
C201	57.45'	910.00'	003°37'03"	N89°16'16"E	57.44'
C204	59.91'	910.00'	003°46'19"	S72°18'27"E	59.89'
C205	65.79'	910.00'	004°08'31"	S76°15'52"E	65.77'
C206	53.42'	910.00'	003°21'49"	S80°01'02"E	53.41'

TRACT DESIGNATION TABLE			
TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

**LEGEND:**

- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ⊙ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ---- NON-RADIAL
- O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
- C.C.R. ---- CERTIFIED CORNER RECORD
- D.A.E. ---- DRAINAGE AND ACCESS EASEMENT
- P.U.E. ---- PUBLIC UTILITY EASEMENT
- S.F. ---- AREA OF LOT OR TRACT IN SQUARE FEET
- T.L.E. ---- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C207	53.42'	910.00'	003°21'49"	S83°22'50"E	53.41'
C208	65.79'	910.00'	004°08'31"	S87°08'00"E	65.77'
C209	65.79'	910.00'	004°08'31"	N88°43'29"E	65.77'
C239	839.98'	1230.00'	039°07'40"	S89°59'08"E	823.75'
C242	7.65'	1100.00'	000°23'54"	S70°37'15"E	7.65'

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**SHEET 5 OF 10 SHEETS**

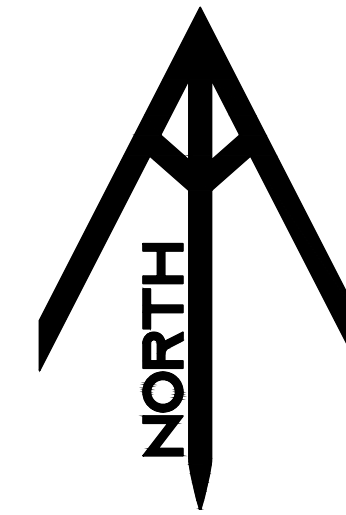
# LAKEPUR AT WELLEN PARK, PHASE 3

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618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKEPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S86°00'10"W	25.81'
L18	N62°18'27"W	15.54'
L19	S62°50'19"W	10.87'
L20	S60°43'22"W	14.99'
L21	S62°16'22"W	7.75'
L22	S60°53'55"W	7.01'
L23	S19°35'49"W	4.77'
L24	S86°30'10"W	7.29'
L25	S57°58'33"W	11.02'



Scale: 1" = 50'

SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

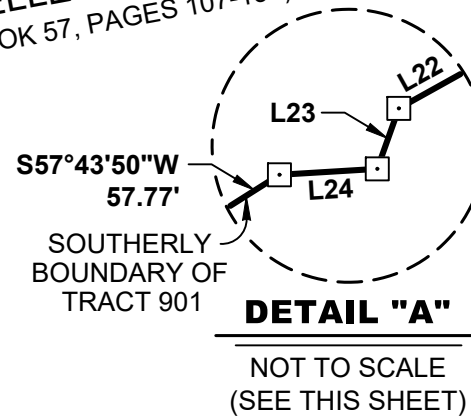
SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C7	1.34'	25.00'	003°04'48"	N63°50'51"W	1.34'
C8	19.46'	25.00'	044°35'47"	S03°54'11"W	18.97'
C9	10.66'	25.00'	024°25'58"	S59°33'38"W	10.58'
C10	38.80'	40.00'	055°34'14"	N76°18'39"W	37.29'
C11	271.52'	1240.00'	012°32'46"	S82°10'37"W	270.98'
C38	233.18'	1110.00'	012°02'10"	N60°13'25"E	232.75'
C41	227.90'	583.00'	022°23'51"	S63°41'57"W	226.45'
C42	112.68'	33.32'	193°44'29"	N30°37'44"W	66.17'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C47	431.10'	750.00'	032°56'02"	S86°53'19"E	425.19'
C48	625.51'	750.00'	047°47'07"	N52°45'06"E	607.54'
C49	615.04'	1070.00'	032°56'02"	S86°53'19"E	606.61'
C50	834.61'	1070.00'	044°41'28"	N54°17'56"E	813.61'
C51	541.42'	1040.00'	029°49'40"	S85°20'08"E	535.32'
C52	40.63'	25.00'	093°06'22"	N33°11'51"E	36.30'
C53	37.56'	25.00'	086°04'56"	N56°23'48"W	34.13'
C54	395.02'	780.00'	029°00'59"	N84°55'47"W	390.81'
C65	553.65'	780.00'	040°40'09"	S52°23'32"W	542.10'
C66	37.56'	25.00'	086°04'56"	S29°41'08"W	34.13'
C67	40.63'	25.00'	093°06'22"	S59°54'31"E	36.30'
C68	754.83'	1040.00'	041°35'06"	N52°44'45"E	738.37'
C73	1490.30'	1100.00'	077°37'30"	S70°45'57"W	1378.90'
C80	61.05'	1040.00'	003°21'49"	N84°58'19"E	61.04'
C81	64.25'	1040.00'	003°32'22"	N81°31'13"E	64.24'
C82	44.69'	780.00'	003°16'59"	N82°12'13"E	44.69'
C83	49.25'	780.00'	003°37'03"	N85°39'14"E	49.24'
C117	49.25'	780.00'	003°37'03"	N60°03'57"E	49.24'
C118	49.25'	780.00'	003°37'03"	N63°41'00"E	49.24'
C119	49.25'	780.00'	003°37'03"	N67°18'02"E	49.24'
C120	49.25'	780.00'	003°37'03"	N70°55'05"E	49.24'
C121	57.26'	1040.00'	003°09'17"	N71°57'39"E	57.25'
C122	57.09'	1040.00'	003°08'44"	N68°48'39"E	57.09'
C123	57.09'	1040.00'	003°08'44"	N65°39'55"E	57.09'
C124	57.09'	1040.00'	003°08'44"	N62°31'12"E	57.09'
C125	57.09'	1040.00'	003°08'44"	N59°22'28"E	57.09'
C143	359.72'	1100.00'	018°44'13"	N61°04'56"E	358.12'
C144	49.60'	1100.00'	002°35'01"	N71°44'33"E	49.60'
C145	49.60'	1100.00'	002°35'01"	N74°19'34"E	49.60'
C146	49.60'	1100.00'	002°35'01"	N76°54'35"E	49.60'
C147	49.60'	1100.00'	002°35'01"	N79°29'36"E	49.60'
C148	49.60'	1100.00'	002°35'01"	N82°04'37"E	49.60'
C149	49.60'	1100.00'	002°35'01"	N84°39'39"E	49.60'
C167	55.46'	1230.00'	002°35'01"	N84°39'39"E	55.46'
C168	55.46'	1230.00'	002°35'01"	N82°04'37"E	55.46'
C169	55.46'	1230.00'	002°35'01"	N79°29'36"E	55.46'
C170	55.46'	1230.00'	002°35'01"	N76°54'35"E	55.46'
C171	55.46'	1230.00'	002°35'01"	N74°19'34"E	55.46'
C172	55.46'	1230.00'	002°35'01"	N71°44'33"E	55.46'
C202	57.45'	910.00'	003°37'03"	N85°39'14"E	57.44'
C203	84.36'	910.00'	005°18'41"	N81°11'22"E	84.33'
C210	53.42'	910.00'	003°21'49"	N84°58'19"E	53.41'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C211	75.54'	910.00'	004°45'23"	N80°54'43"E	75.52'
C212	89.67'	910.00'	005°38'45"	N71°55'56"E	89.63'
C213	57.45'	910.00'	003°37'03"	N67°18'02"E	57.44'
C214	57.45'	910.00'	003°37'03"	N63°41'00"E	57.44'
C215	57.45'	910.00'	003°37'03"	N60°03'57"E	57.44'
C223	69.43'	910.00'	004°22'18"	N72°34'10"E	69.42'
C224	49.96'	910.00'	003°08'44"	N68°48'39"E	49.95'
C225	49.96'	910.00'	003°08'44"	N65°39'55"E	49.95'
C226	49.96'	910.00'	003°08'44"	N62°31'12"E	49.95'
C227	49.96'	910.00'	003°08'44"	N59°22'28"E	49.95'
C239	839.98'	1230.00'	039°07'40"	S89°59'08"E	823.75'

- LEGEND:
- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
  - ⊙ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
  - (NR) ---- NON-RADIAL
  - O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
  - C.C.R. ---- CERTIFIED CORNER RECORD
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  - P.U.E. ---- PUBLIC UTILITY EASEMENT
  - S.F. ---- AREA OF LOT OR TRACT IN SQUARE FEET
  - T.L.E. ---- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

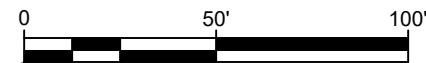
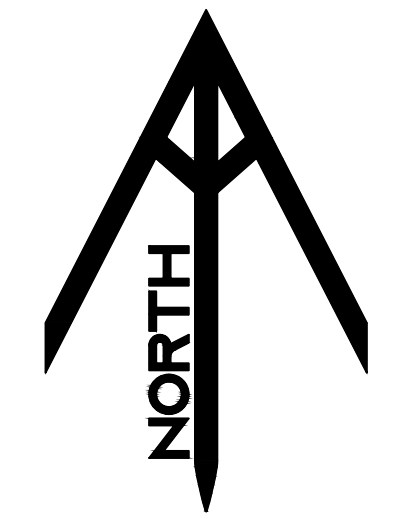


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**SHEET 6 OF 10 SHEETS**

# LAKESPUR AT WELLEN PARK, PHASE 3

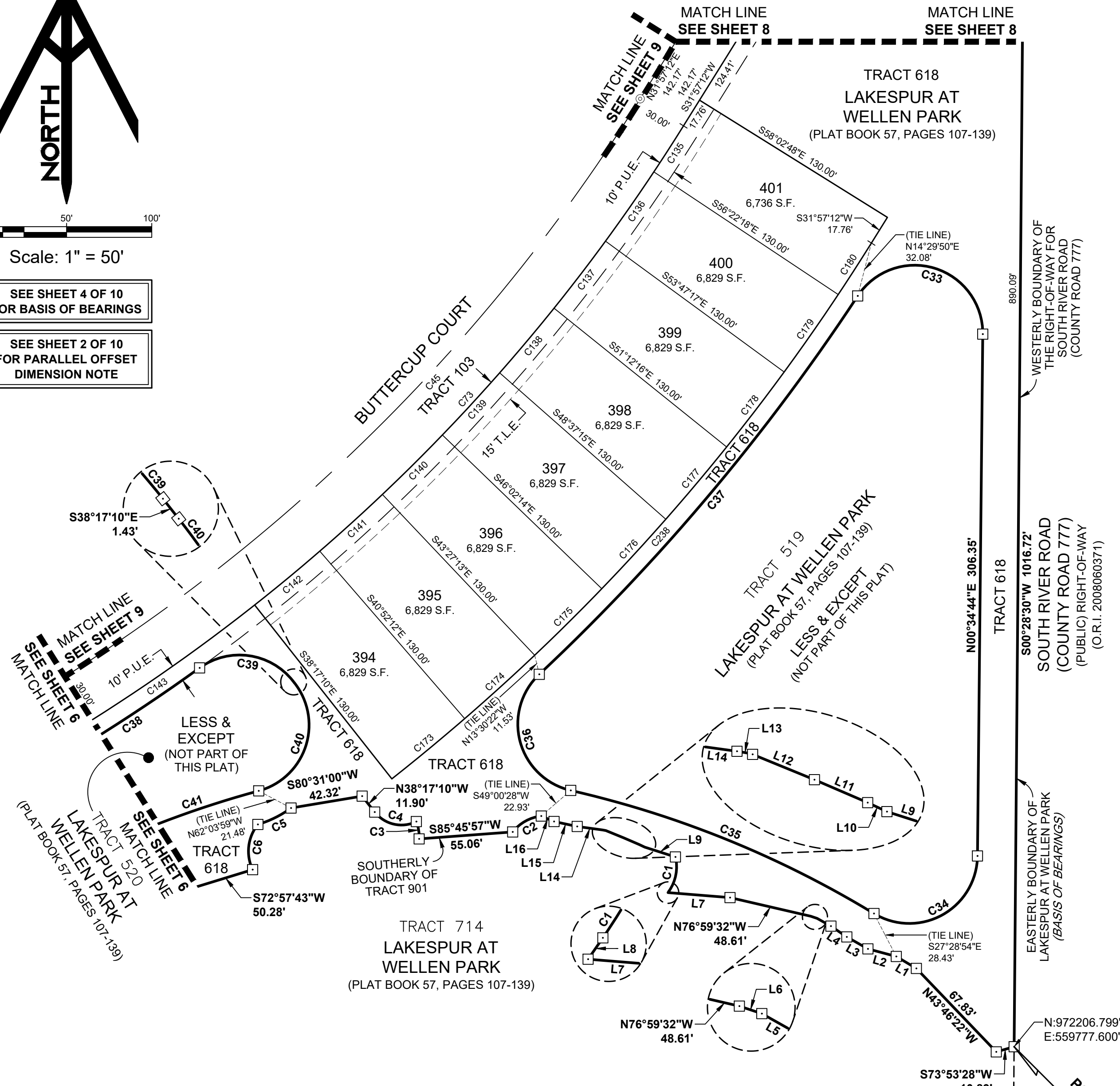
BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 4 OF 10  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSION NOTE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°16'14"W	13.71'
L2	N74°57'53"W	17.23'
L3	N60°29'05"W	14.25'
L4	N55°50'42"W	11.28'
L5	N60°40'40"W	9.28'
L6	N71°35'43"W	3.97'
L7	N85°22'14"W	36.55'
L8	N34°38'39"E	1.09'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N72°13'52"W	18.93'
L10	N64°55'39"W	3.57'
L11	N66°42'14"W	9.72'
L12	N67°44'17"W	11.53'
L13	N79°50'54"W	1.96'
L14	N82°13'01"W	15.03'
L15	N77°49'35"W	13.88'
L16	N66°59'19"W	8.18'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	20.97'	25.00'	048°03'35"	N10°36'52"E	20.36'
C2	19.70'	25.00'	045°09'03"	S60°53'54"W	19.19'
C3	10.36'	25.00'	023°44'53"	N09°12'57"W	10.29'
C4	27.11'	20.00'	077°40'28"	N77°07'25"W	25.08'
C5	21.83'	63.27'	019°46'06"	S63°38'47"W	21.72'
C6	28.17'	25.00'	064°34'00"	S06°38'14"W	26.71'
C33	102.77'	40.00'	147°12'41"	N73°01'37"W	76.75'
C34	84.28'	40.00'	120°43'29"	N60°56'28"E	69.53'
C35	192.96'	600.00'	018°25'34"	S67°54'34"E	192.13'
C36	86.52'	40.00'	123°56'06"	S15°09'18"E	70.61'
C37	290.98'	1240.00'	013°26'42"	S40°05'23"W	290.31'
C38	233.18'	1110.00'	012°02'10"	N60°13'25"E	232.75'
C39	61.09'	40.00'	087°30'29"	S82°02'25"E	55.33'
C40	79.02'	40.00'	113°11'03"	S18°18'21"W	66.78'
C41	227.90'	583.00'	022°23'51"	S63°41'57"W	226.45'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C73	1490.30'	1100.00'	077°37'30"	S70°45'57"W	1378.90'
C135	32.16'	1100.00'	001°40'30"	N32°47'27"E	32.16'
C136	49.60'	1100.00'	002°35'01"	N34°55'12"E	49.60'
C137	49.60'	1100.00'	002°35'01"	N37°30'13"E	49.60'
C138	49.60'	1100.00'	002°35'01"	N40°05'14"E	49.60'
C139	49.60'	1100.00'	002°35'01"	N42°40'16"E	49.60'
C140	49.60'	1100.00'	002°35'01"	N45°15'17"E	49.60'
C141	49.60'	1100.00'	002°35'01"	N47°50'18"E	49.60'
C142	49.60'	1100.00'	002°35'01"	N50°25'19"E	49.60'
C143	359.72'	1100.00'	018°44'13"	N61°04'56"E	358.12'
C173	55.46'	1230.00'	002°35'01"	N50°25'19"E	55.46'
C174	55.46'	1230.00'	002°35'01"	N47°50'18"E	55.46'
C175	55.46'	1230.00'	002°35'01"	N45°15'17"E	55.46'
C176	55.46'	1230.00'	002°35'01"	N42°40'16"E	55.46'
C177	55.46'	1230.00'	002°35'01"	N40°05'14"E	55.46'
C178	55.46'	1230.00'	002°35'01"	N37°30'13"E	55.46'
C179	55.46'	1230.00'	002°35'01"	N34°55'12"E	55.46'
C180	35.96'	1230.00'	001°40'30"	N32°47'27"E	35.96'
C238	424.21'	1230.00'	019°45'38"	N41°50'01"E	422.11'

- LEGEND:
- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM,  
UNLESS OTHERWISE NOTED.
  - ⊙ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT  
MAG NAIL & DISK STAMPED LB 8325 PCP,  
UNLESS OTHERWISE NOTED.
  - (NR) ---- NON-RADIAL
  - O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
  - C.C.R. ---- CERTIFIED CORNER RECORD
  - D.A.E. ---- DRAINAGE AND ACCESS EASEMENT
  - P.U.E. ---- PUBLIC UTILITY EASEMENT
  - S.F. ---- AREA OF LOT OR TRACT IN SQUARE FEET
  - T.L.E. ---- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

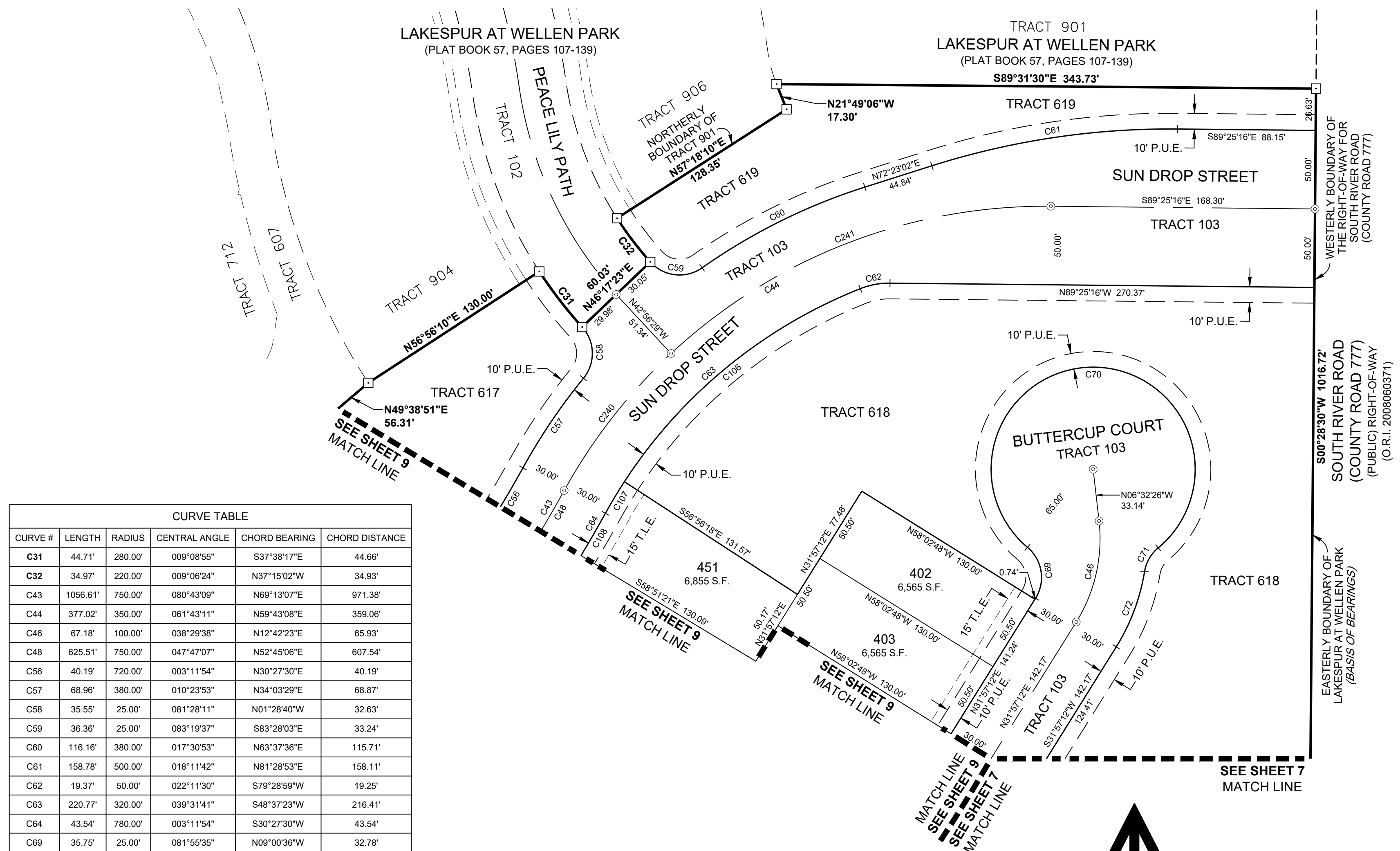
TRACT DESIGNATION TABLE

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.

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# LAKESPUR AT WELLEN PARK, PHASE 3

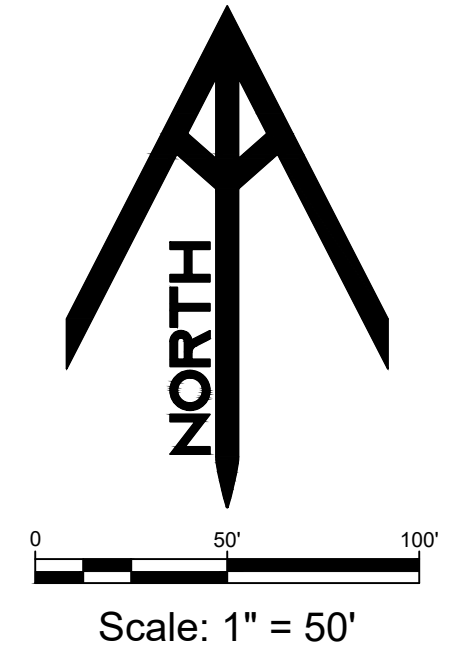
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C31	44.71'	280.00'	009°08'55"	S37°38'17"E	44.66'
C32	34.97'	220.00'	009°06'24"	N37°15'02"W	34.93'
C43	1056.61'	750.00'	080°43'09"	N69°13'07"E	971.38'
C44	377.02'	350.00'	061°43'11"	N59°43'08"E	359.06'
C46	67.18'	100.00'	038°29'38"	N12°42'23"E	65.93'
C48	625.51'	750.00'	047°47'07"	N52°45'06"E	607.54'
C56	40.19'	720.00'	003°11'54"	N30°27'30"E	40.19'
C57	68.96'	380.00'	010°23'53"	N34°03'29"E	68.87'
C58	35.55'	25.00'	081°28'11"	N01°28'40"W	32.63'
C59	36.36'	25.00'	083°19'37"	S83°28'03"E	33.24'
C60	116.16'	380.00'	017°30'53"	N63°37'36"E	115.71'
C61	158.78'	500.00'	018°11'42"	N81°28'53"E	158.11'
C62	19.37'	50.00'	022°11'30"	S79°28'59"W	19.25'
C63	220.77'	320.00'	039°31'41"	S48°37'23"W	216.41'
C64	43.54'	780.00'	003°11'54"	S30°27'30"W	43.54'
C69	35.75'	25.00'	081°55'35"	N09°00'36"W	32.78'
C70	318.05'	65.00'	280°21'04"	S89°47'52"E	83.26'
C71	17.93'	25.00'	041°05'34"	S29°49'53"W	17.55'
C72	51.43'	130.00'	022°40'05"	S20°37'09"W	51.10'
C106	197.30'	320.00'	035°19'32"	S50°43'28"W	194.19'
C107	23.47'	320.00'	004°12'09"	S30°57'37"W	23.47'
C108	31.11'	780.00'	002°17'07"	N30°00'06"E	31.11'
C240	111.17'	350.00'	018°11'58"	S37°57'32"W	110.71'
C241	265.85'	350.00'	043°31'13"	S68°49'07"W	259.50'

**LEGEND:**  
 □ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.  
 ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT  
 MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.  
 (NR) ----- NON-RADIAL  
 O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #  
 C.C.R. ----- CERTIFIED CORNER RECORD  
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 P.U.E. ----- PUBLIC UTILITY EASEMENT  
 S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET  
 T.L.E. ----- NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENT

TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
617	16,195	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
618	174,486	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
619	19,977	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.



SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

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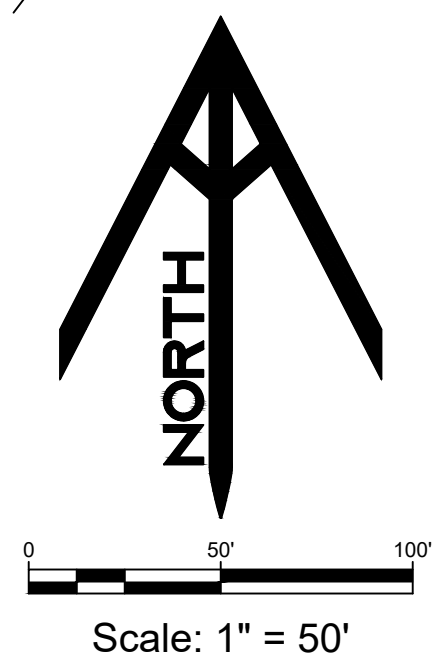
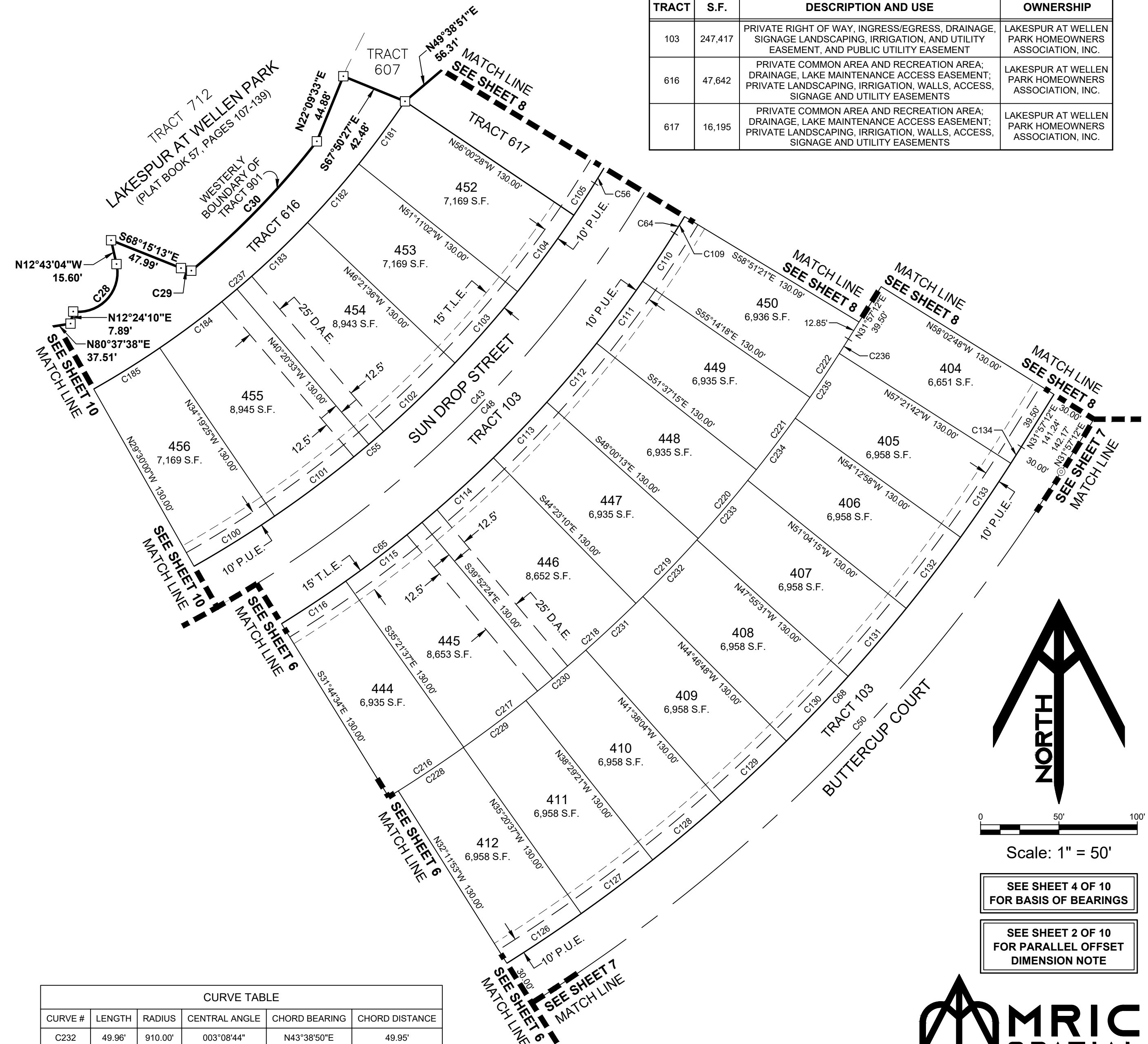


# LAKESPUR AT WELLEN PARK, PHASE 3

BEING A REPLAT OF A PART OF TRACT 901, LAKESPUR AT WELLEN PARK, RECORDED IN PLAT BOOK 57, PAGES 107 THROUGH 139, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C28	48.06'	25.00'	110°09'19"	N42°21'35"E	41.00'
C29	6.84'	25.00'	015°40'17"	S76°05'21"E	6.82'
C30	115.23'	515.99'	012°47'43"	N44°07'54"E	114.99'
C43	1056.61'	750.00'	080°43'09"	N69°13'07"E	971.38'
C45	1449.65'	1070.00'	077°37'30"	N70°45'57"E	1341.30'
C48	625.51'	750.00'	047°47'07"	N52°45'06"E	607.54'
C50	834.61'	1070.00'	044°41'28"	N54°17'56"E	813.61'
C55	974.16'	720.00'	077°31'15"	N70°49'05"E	901.53'
C56	40.19'	720.00'	003°11'54"	N30°27'30"E	40.19'
C64	43.54'	780.00'	003°11'54"	S30°27'30"W	43.54'
C65	553.65'	780.00'	040°40'09"	S52°23'32"W	542.10'
C68	754.83'	1040.00'	041°35'06"	N52°44'45"E	738.37'
C100	60.62'	720.00'	004°49'26"	N58°05'17"E	60.60'
C101	75.63'	720.00'	006°01'08"	N52°40'01"E	75.60'
C102	75.62'	720.00'	006°01'03"	N46°38'55"E	75.58'
C103	60.62'	720.00'	004°49'26"	N41°13'41"E	60.60'
C104	60.62'	720.00'	004°49'26"	N36°24'15"E	60.60'
C105	24.31'	720.00'	001°56'05"	N33°01'30"E	24.31'
C109	12.43'	780.00'	000°54'48"	N31°36'03"E	12.43'
C110	36.81'	780.00'	002°42'15"	N33°24'35"E	36.81'
C111	49.25'	780.00'	003°37'03"	N36°34'13"E	49.24'
C112	49.25'	780.00'	003°37'03"	N40°11'16"E	49.24'
C113	49.25'	780.00'	003°37'03"	N43°48'19"E	49.24'
C114	61.43'	780.00'	004°30'46"	N47°52'13"E	61.42'
C115	61.44'	780.00'	004°30'48"	N52°22'59"E	61.42'
C116	49.25'	780.00'	003°37'03"	N56°26'54"E	49.24'
C126	57.09'	1040.00'	003°08'44"	N56°13'45"E	57.09'
C127	57.09'	1040.00'	003°08'44"	N53°05'01"E	57.09'
C128	57.09'	1040.00'	003°08'44"	N49°56'18"E	57.09'
C129	57.09'	1040.00'	003°08'44"	N46°47'34"E	57.09'
C130	57.09'	1040.00'	003°08'44"	N43°38'50"E	57.09'
C131	57.09'	1040.00'	003°08'44"	N40°30'07"E	57.09'
C132	57.09'	1040.00'	003°08'44"	N37°21'23"E	57.09'
C133	57.09'	1040.00'	003°08'44"	N34°12'40"E	57.09'
C134	12.43'	1040.00'	000°41'06"	N32°17'45"E	12.43'
C181	49.67'	590.00'	004°49'26"	N36°24'15"E	49.66'
C182	49.67'	590.00'	004°49'26"	N41°13'41"E	49.66'
C183	61.97'	590.00'	006°01'03"	N46°38'55"E	61.94'
C184	61.98'	590.00'	006°01'08"	N52°40'01"E	61.95'
C185	49.67'	590.00'	004°49'26"	N58°05'17"E	49.66'
C216	57.45'	910.00'	003°37'03"	N56°26'54"E	57.44'
C217	71.68'	910.00'	004°30'48"	N52°22'59"E	71.66'
C218	71.67'	910.00'	004°30'46"	N47°52'13"E	71.65'
C219	57.45'	910.00'	003°37'03"	N43°48'19"E	57.44'
C220	57.45'	910.00'	003°37'03"	N40°11'16"E	57.44'
C221	57.45'	910.00'	003°37'03"	N36°34'13"E	57.44'
C222	44.60'	910.00'	002°48'30"	N33°21'27"E	44.60'
C228	49.96'	910.00'	003°08'44"	N56°13'45"E	49.95'
C229	49.96'	910.00'	003°08'44"	N53°05'01"E	49.95'
C230	49.96'	910.00'	003°08'44"	N49°56'18"E	49.95'
C231	49.96'	910.00'	003°08'44"	N46°47'34"E	49.95'

TRACT DESIGNATION TABLE			
TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
103	247,417	PRIVATE RIGHT OF WAY, INGRESS/EGRESS, DRAINAGE, SIGNAGE LANDSCAPING, IRRIGATION, AND UTILITY EASEMENT, AND PUBLIC UTILITY EASEMENT	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
616	47,642	PRIVATE COMMON AREA AND RECREATION AREA; DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENT; PRIVATE LANDSCAPING, IRRIGATION, WALLS, ACCESS, SIGNAGE AND UTILITY EASEMENTS	LAKESPUR AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC.
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SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

**LEGEND:**

- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ⊙ ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ----- NON-RADIAL
- O.R.I. ----- OFFICIAL RECORDS INSTRUMENT #
- C.C.R. ----- CERTIFIED CORNER RECORD
- D.A.E. ----- DRAINAGE AND ACCESS EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- S.F. ----- AREA OF LOT OR TRACT IN SQUARE FEET
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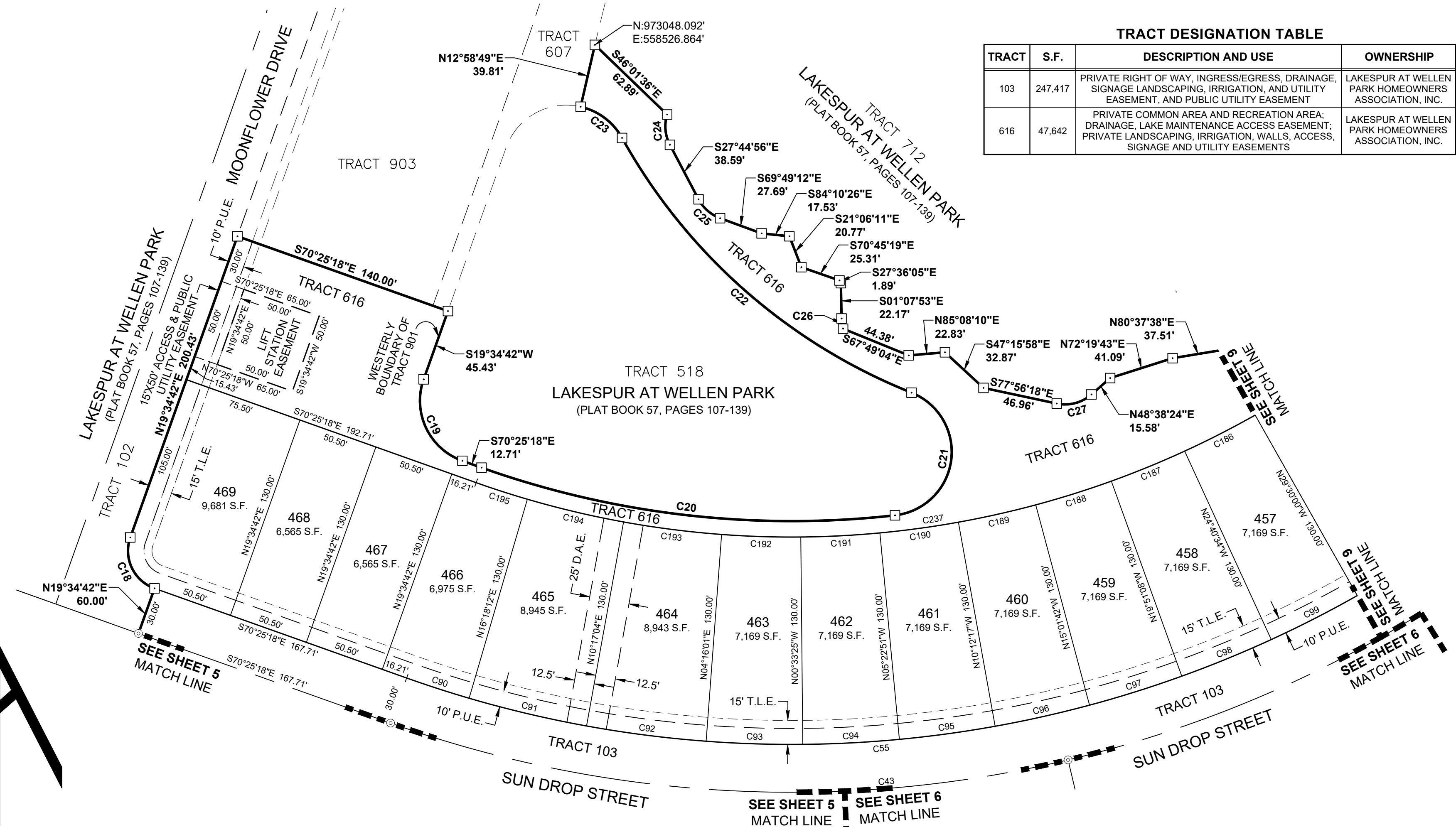
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C232	49.96'	910.00'	003°08'44"	N43°38'50"E	49.95'
C233	49.96'	910.00'	003°08'44"	N40°30'07"E	49.95'
C234	49.96'	910.00'	003°08'44"	N37°21'23"E	49.95'
C235	49.96'	910.00'	003°08'44"	N34°12'40"E	49.95'
C236	10.88'	910.00'	000°41'06"	N32°17'45"E	10.88'
C237	778.34'	590.00'	075°35'10"	N71°47'07"E	723.12'

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**SHEET 9 OF 10 SHEETS**

# LAKESPUR AT WELLEN PARK, PHASE 3

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TRACT	S.F.	DESCRIPTION AND USE	OWNERSHIP
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SEE SHEET 4 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSION NOTE

LEGEND:

- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C18	39.27'	25.00'	090°00'00"	N25°25'18"W	35.36'
C19	62.83'	40.00'	090°00'00"	S25°25'18"E	56.57'
C20	263.11'	580.00'	025°59'30"	S83°25'03"E	260.86'
C21	106.00'	40.00'	151°50'22"	N07°40'01"E	77.60'
C22	246.47'	360.00'	039°13'35"	N48°38'23"W	241.68'
C23	33.51'	40.00'	047°59'36"	N53°01'24"W	32.53'
C24	19.60'	25.00'	044°54'47"	S05°17'32"E	19.10'
C25	18.36'	25.00'	042°04'17"	S48°47'04"E	17.95'
C26	6.48'	25.00'	014°50'56"	S08°33'21"E	6.46'
C27	23.31'	25.00'	053°25'18"	N75°21'03"E	22.47'
C43	1056.61'	750.00'	080°43'09"	N69°13'07"E	971.38'
C55	974.16'	720.00'	077°31'15"	N70°49'05"E	901.53'
C90	41.16'	720.00'	003°16'31"	S72°03'33"E	41.15'
C91	75.63'	720.00'	006°01'08"	S76°42'22"E	75.60'
C92	75.62'	720.00'	006°01'03"	S82°43'28"E	75.58'
C93	60.62'	720.00'	004°49'26"	S88°08'42"E	60.60'
C94	60.62'	720.00'	004°49'26"	N87°01'52"E	60.60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C95	60.62'	720.00'	004°49'26"	N82°12'26"E	60.60'
C96	60.62'	720.00'	004°49'26"	N77°23'00"E	60.60'
C97	60.62'	720.00'	004°49'26"	N72°33'35"E	60.60'
C98	60.62'	720.00'	004°49'26"	N67°44'09"E	60.60'
C99	60.62'	720.00'	004°49'26"	N62°54'43"E	60.60'
C186	49.67'	590.00'	004°49'26"	N62°54'43"E	49.66'
C187	49.67'	590.00'	004°49'26"	N67°44'09"E	49.66'
C188	49.67'	590.00'	004°49'26"	N72°33'35"E	49.66'
C189	49.67'	590.00'	004°49'26"	N77°23'00"E	49.66'
C190	49.67'	590.00'	004°49'26"	N82°12'26"E	49.66'
C191	49.67'	590.00'	004°49'26"	N87°01'52"E	49.66'
C192	49.67'	590.00'	004°49'26"	S88°08'42"E	49.66'
C193	61.97'	590.00'	006°01'03"	S82°43'28"E	61.94'
C194	61.98'	590.00'	006°01'08"	S76°42'22"E	61.95'
C195	33.73'	590.00'	003°16'31"	S72°03'33"E	33.72'
C237	778.34'	590.00'	075°35'10"	N71°47'07"E	723.12'

