

WELLEN PARK DOWNTOWN PHASE 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

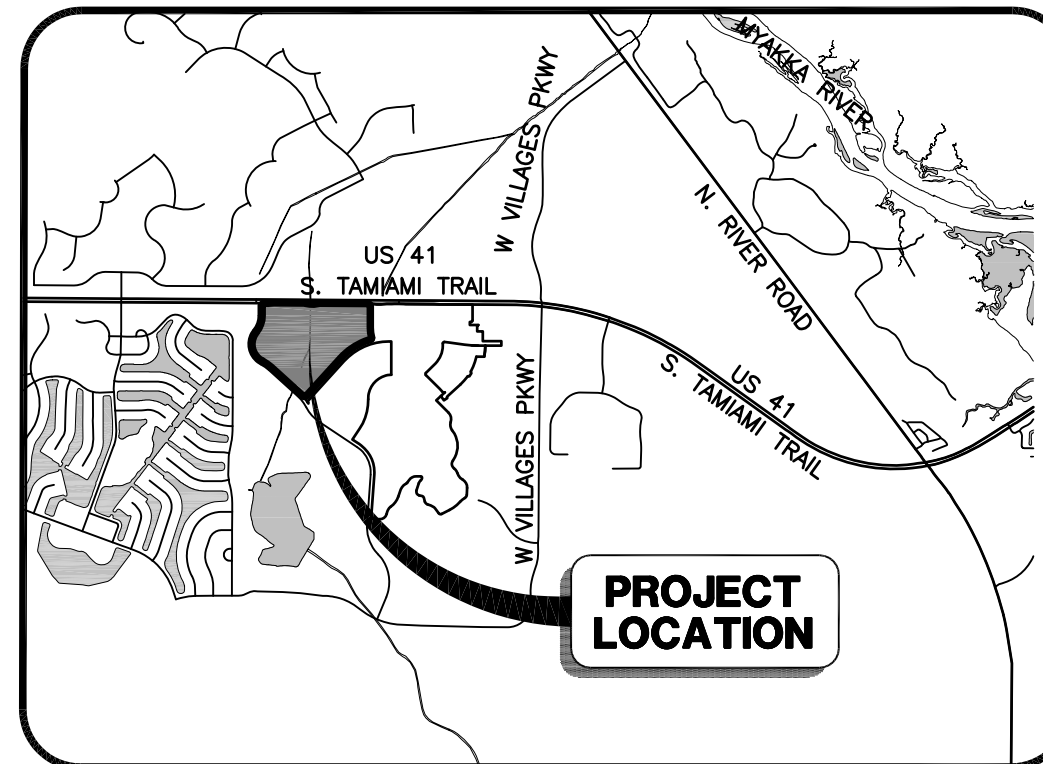
DRAINAGE EASEMENTS – The undersigned, MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership, as the fee simple owner, dedicates and conveys all drainage easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental 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 2020170396, Public Records of Sarasota County, Florida.

A COMMERCIAL SUBDIVISION IN
SECTIONS 31 & 32, TOWNSHIP 39
SOUTH, RANGE 20 EAST, CITY OF
NORTH PORT, SARASOTA COUNTY,
FLORIDA



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., 2023.

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., 2023.

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., 2023.

By: _____
Chairperson

CERTIFICATE OF SURVEYOR

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

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

Date: _____

By: _____
Joseph R. Jasper P.S.M.
Florida Certificate #7168

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership (the "Company I") and ENGLEWOOD COMMUNITY HOSPITAL INC, (the "Company II"), collectively (the "Owners") do hereby certify ownership of the property described on this plat entitled "WELLEN PARK DOWNTOWN PHASE 2," and does hereby grant, convey and dedicate said Plat for record.

The Owners do hereby state and declare the following:

1. The Owners do 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 Owners, as fee simple owner(s), do further dedicate to the Company II, Tract 101.
3. The Owners, as fee simple owner(s), do further dedicate to the Company I, Tracts 102, 103 and 104.

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

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 _____, 2023, 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

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

WITNESSES:

Signature of Witness: _____

Print Name of Witness: _____

Signature of Witness: _____

Print Name of Witness: _____

ENGLEWOOD COMMUNITY HOSPITAL INC

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 _____, 2023, by _____, as _____ of ENGLEWOOD COMMUNITY HOSPITAL INC, 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

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., 2023.

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 and with the current subdivision ordinance of the City of North Port.

City Surveyor
Florida Certificate No. _____

Date



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
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Licensed Business Number 7866

WELLEN PARK DOWNTOWN PHASE 2

A COMMERCIAL SUBDIVISION IN
SECTIONS 31 & 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 northwest corner of Tract 300 (Radiant Way) of Wellen Park Downtown Phase 1 recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida, said point being the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 89°38'31"; the following eight (8) calls are along the westerly line of said Tract 300 (Radiant Way and Sunglow Boulevard) of Wellen Park Downtown Phase 1: (1) thence Southeasterly along the arc of said curve, a distance of 78.23 feet, said curve having a chord bearing and distance of S.44°49'16"E., 70.49 feet, to the point of tangency of said curve; (2) thence S.00°00'00"E., a distance of 373.48 feet to a point of curvature of a curve to the left having a radius of 733.33 feet and a central angle of 13°27'59"; (3) thence Southerly along the arc of said curve, a distance of 172.36 feet, to the point of tangency of said curve; (4) thence S.13°27'59"E., a distance of 3.94 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 87°07'51"; (5) thence Southwesterly along the arc of said curve, a distance of 38.02 feet, to the point of tangency of said curve; (6) thence Southwesterly along the arc of said curve, a distance of 624.21 feet, to the point of tangency of said curve; (7) thence S.42°18'03"W., a distance of 886.92 feet to a point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 93°55'18"; (8) thence Westerly along the arc of said curve, a distance of 81.96 feet, to a point on the easterly right-of-way line of Preto Boulevard (130' wide public right-of-way) recorded in Official Records Instrument Number 202005361 of said Public Records, also being the point of curvature of a reverse curve to the left having a radius of 760.00 feet and a central angle of 04°05'21"; the following seven (7) calls

are along said easterly right-of-way line: (1) thence Northwesterly along the arc of said curve, a distance of 54.24 feet, to the point of tangency of said curve; (2) thence N.47°52'00"W., a distance of 684.51 feet to a point of curvature of a curve to the left having a radius of 760.00 feet and a central angle of 14°22'16"; (3) thence Northwesterly along the arc of said curve, a distance of 190.63 feet, to the point of curvature of a reverse curve to the right having a radius of 335.00 feet and a central angle of 101°03'45"; (4) thence Northerly along the arc of said curve, a distance of 590.90 feet, to the point of curvature of a reverse curve to the left having a radius of 465.00 feet and a central angle of 38°28'09"; (5) thence Northerly along the arc of said curve, a distance of 312.21 feet, to the point of tangency of said curve; (6) thence N.00°21'21"E., a distance of 191.15 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°52'20"; (7) thence Northeasterly along the arc of said curve, a distance of 16.09 feet, to the end of said curve; the following two calls are along the south line and west line of lands described in a Warranty Deed recorded in Official Records Instrument Number 2022127911 of said Public Records: (1) thence S.89°38'08"E., a distance of 28.50 feet; (2) thence N.00°20'03"W., a distance of 10.00 feet; the following seven (7) calls are along the south right-of-way line of U.S.41/S.R.45/South Tamiami Trail (public right-of-way, Florida Department of Transportation Section 17010-2508) recorded in Road Plat Book 1, Page 1 and Order of Taking, Official Records Book 1039, Page 762 of said Public Records: (1) thence S.89°38'42"E., a distance of 71.76 feet; (2) thence N.86°55'21"E., a distance of 100.12 feet; (3) thence S.89°38'31"E., a distance of 524.70 feet; (4) thence S.80°32'48"E., a distance of 101.22 feet; (5) thence S.89°38'31"E., a distance of 75.10 feet; (6) thence N.81°16'04"E., a distance of 101.27 feet; (7) thence S.89°38'31"E., a distance of 837.61 feet to the POINT OF BEGINNING.

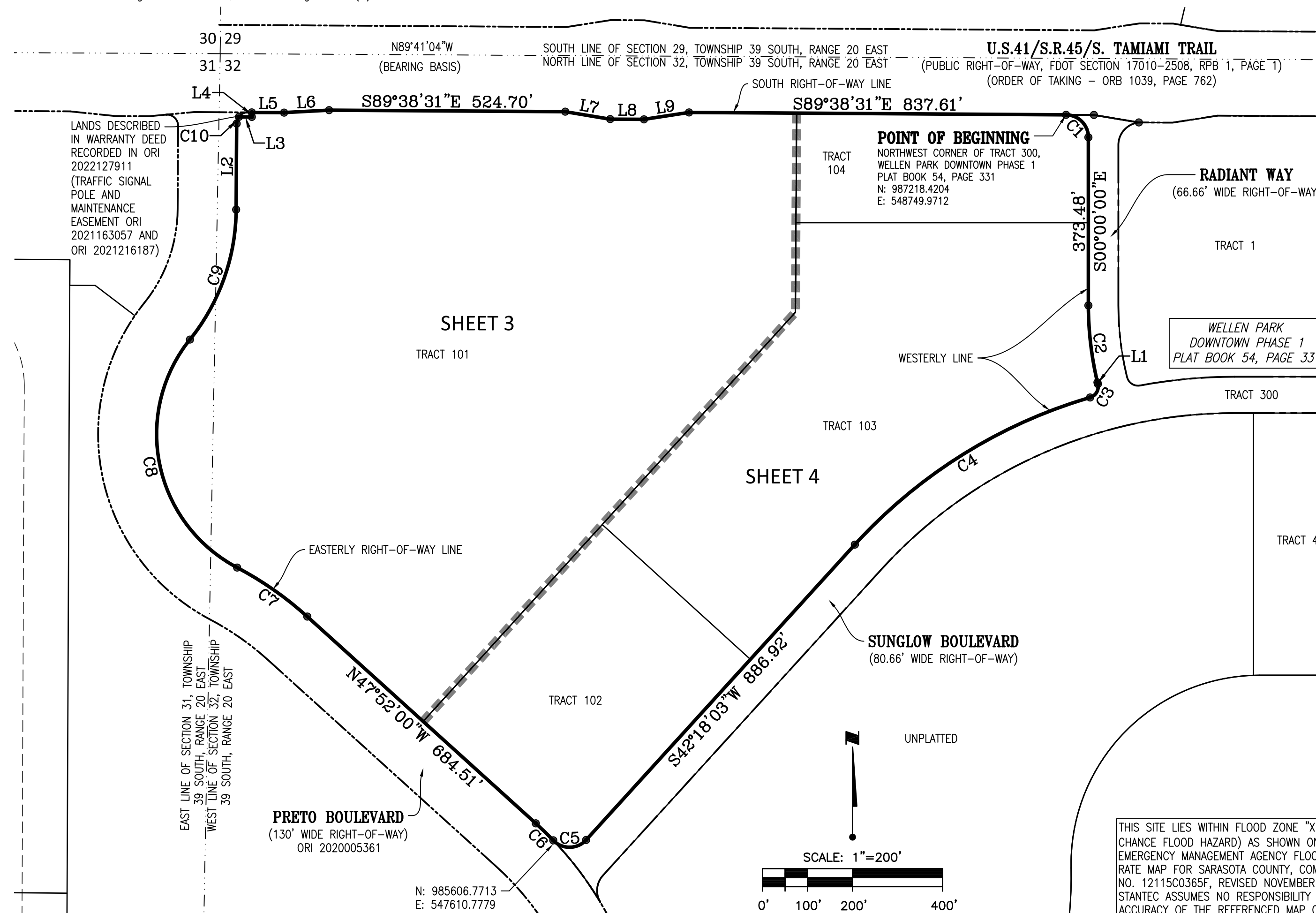
Containing 2,275,380 square feet or 52.2355 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S13°27'59"E	3.94'
L2	N00°21'21"E	191.15'
L3	S89°38'08"E	28.50'
L4	N00°20'03"W	10.00'
L5	S89°38'42"E	71.76'
L6	N86°55'21"E	100.12'
L7	S80°32'48"E	101.22'
L8	S89°38'31"E	75.10'
L9	N81°16'04"E	101.27'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	89°38'31"	78.23'	70.49'	S44°49'15"E
C2	733.33'	13°27'59"	172.36'	171.96'	S06°44'00"E
C3	25.00'	87°07'51"	38.02'	34.46'	S30°05'56"W
C4	1140.33'	31°21'49"	624.21'	616.45'	S57°58'57"W
C5	50.00'	93°55'18"	81.96'	73.09'	S89°15'42"W
C6	760.00'	4°05'21"	54.24'	54.23'	N45°49'19"W
C7	760.00'	14°22'16"	190.63'	190.13'	N55°03'08"W
C8	335.00'	101°03'45"	590.90'	517.22'	N11°42'23"W
C9	465.00'	38°28'09"	312.21'	306.38'	N19°35'25"E
C10	25.00'	36°52'20"	16.09'	15.81'	N18°47'31"E

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)
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- LWRSD = LAKEWOOD RANCH STEWARDSHIP DISTRICT



NOTES:
BEARINGS SHOWN HEREON ARE ON GRID AND ARE BASED ON THE NORTH LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST HAVING A BEARING OF N89°41'04"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 WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

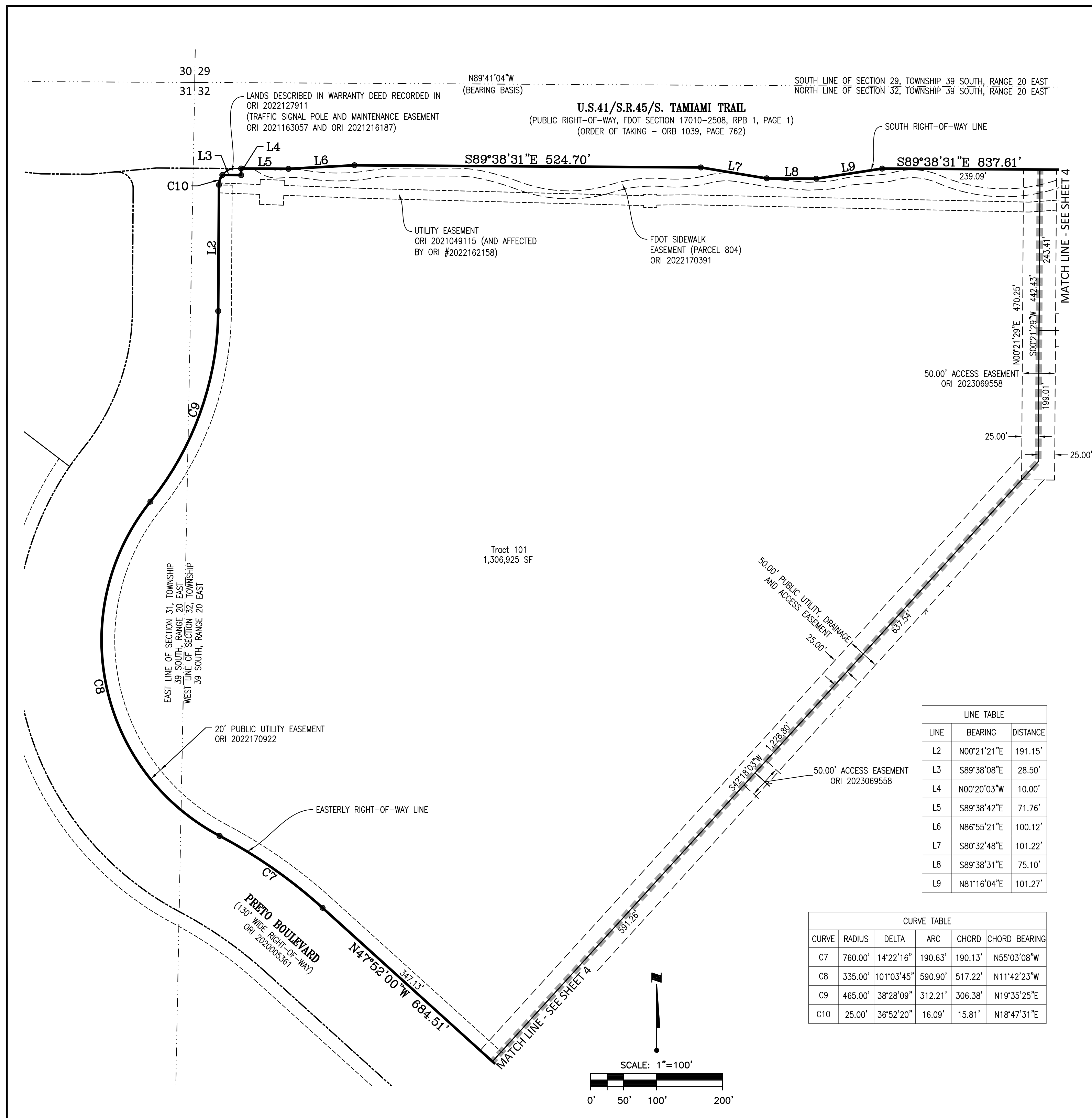


Stantec

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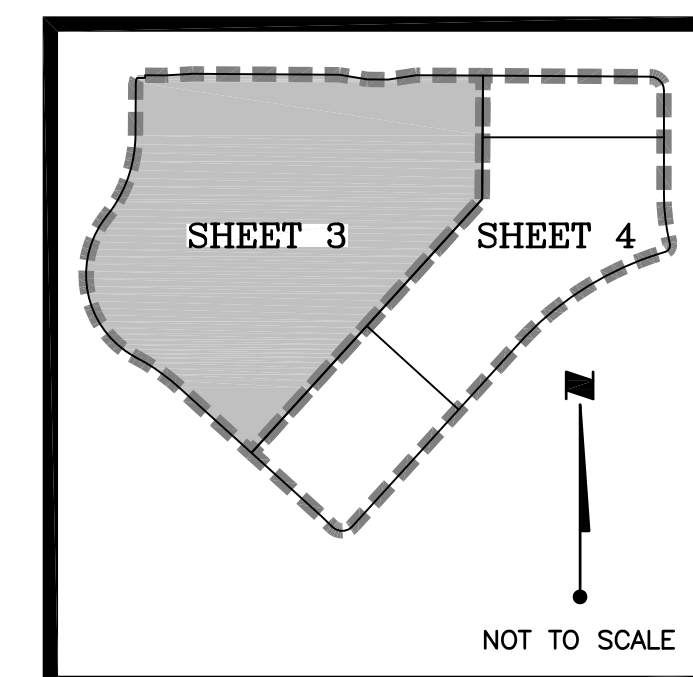
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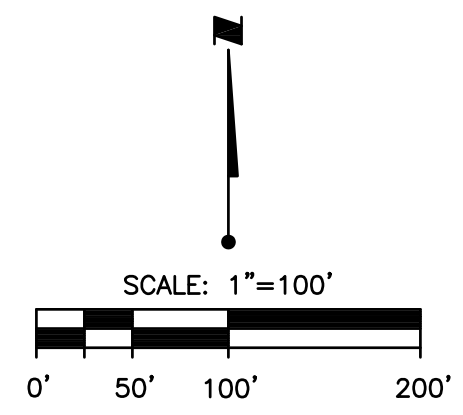
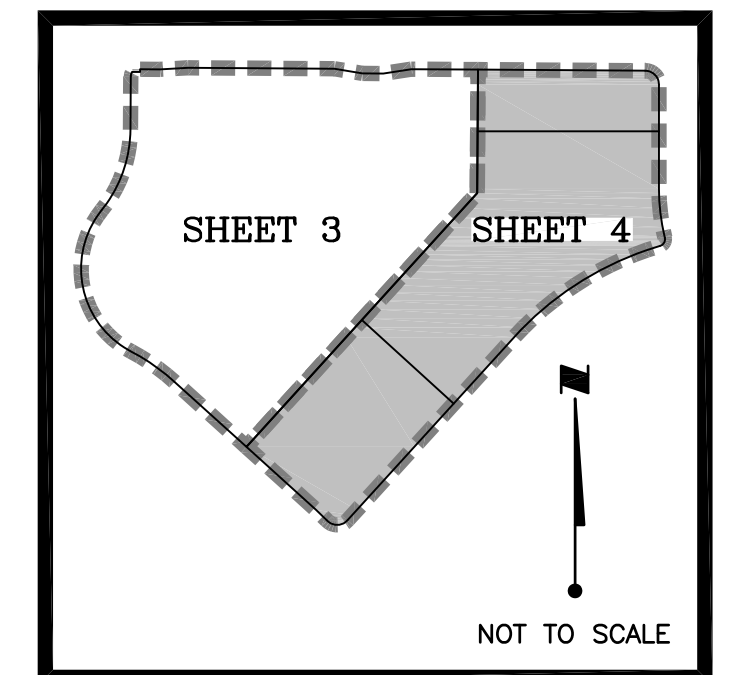
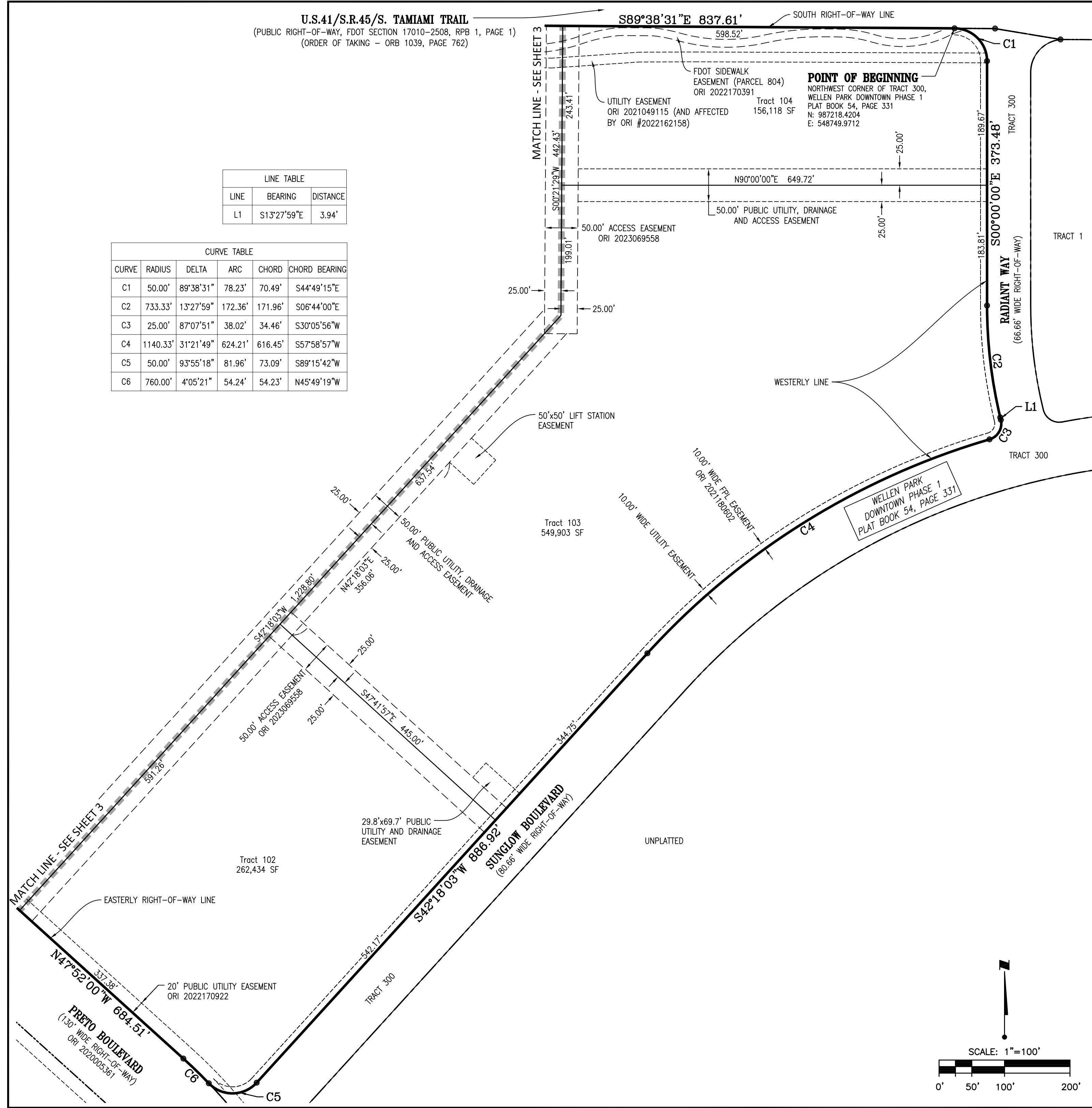
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