



**WEST VILLAGES
IMPROVEMENT DISTRICT**

**CITY OF NORTH PORT
SARASOTA COUNTY
CONTINUED LANDOWNERS' MEETING,
LANDOWNERS' REFERENDUM
&
REGULAR BOARD MEETING
JULY 14, 2022
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.westvillagesid.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Public Safety Building Training Room
19955 Preto Blvd., Venice, Florida 34293
CONTINUED
LANDOWNERS' MEETING
July 14, 2022
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Approval of Minutes
 - 1. June 10, 2021 Landowners' Meeting Minutes.....Page 3
- E. Adjourn



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

West Villages Improv Dist/LI
West Villages Improv Dist/LI
2501 Burns RD
STE A
Palm Beach Gardens FL 33410-5207

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

05/26/2022, 06/02/2022

and that the fees charged are legal.
Sworn to and subscribed before on 06/02/2022

Mariah Verhagen

Legal Clerk

Sarah Bertelsen
Notary, State of WI, County of Brown

My commission expires

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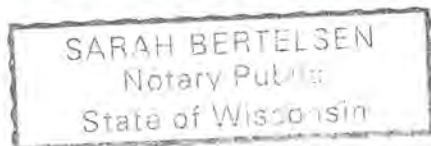
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NOTICE OF LANDOWNERS'
MEETING AND ELECTION AND
MEETING OF THE BOARD OF
SUPERVISORS OF THE WEST
VILLAGES IMPROVEMENT
DISTRICT

Notice is hereby given to the public and all landowners within West Villages Improvement District ("District") the location of which is located in the City of North Port and Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of receiving annual reports and taking such action with respect thereto as the landowners may determine and to transact any such other business as may properly come before the Board. Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include any such business which may properly come before the Board.

DATE: June 9, 2022
TIME: 11:00 a.m.
PLACE: 19955 Preto Blvd
Venice, FL 34293
In the Training Room
Venice, Florida 34293

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency. To that end, the District recommends that any member of the public interested in listening to and participating in the meeting remotely do so by logging into Zoom via their computer at:
<https://us02web.zoom.us/j/87509654850>
and entering the meeting ID of 875 0965 4850, Passcode 11036, or by dialing in telephonically at 1-929-436-2866 and entering the conference identification number 875 0965 4850, passcode 11036.

In the event that the COVID-19 public health emergency prevents the hearing from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Additional information regarding this public hearing may be obtained by contacting the District Manager, William Crosley, at wcrosley@sdsinc.org or by calling (941) 244-2805.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

William Crosley
District Manager
WEST VILLAGES IMPROVEMENT
DISTRICT
www.westvillagesid.org
PUB: May 26 & June 2, 2022

**WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
JUNE 10, 2021**

A. CALL TO ORDER

The June 10, 2021, Landowners' Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:00 a.m. at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4580, Dial In: 1-929-436-2866.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed that notice of the Landowners' Meeting had been published in the *Sarasota Herald-Tribune* on May 14, 2021, and May 21, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Supervisor	John Luczynski	Present
Supervisor	Steve Lewis	Present
Supervisor	Tom Buckley (via phone)	Present
Supervisor	Christine Masney	Present
Supervisor	Victor Dobrin	Present

Staff members in attendance were:

District Manager	Todd Wodraska	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Jonathan Johnson (via phone)	Hopping, Green & Sams
District Engineer	Richard Ellis (via phone)	Dewberry
Operations' Manager	Mike Smith	Special District Services, Inc

D. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously electing John Luczynski as Chair of the Landowners' Meeting.

E. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously electing William Crosley as Secretary of the Landowners' Meeting.

F. APPROVAL OF MINUTES

1. June 11, 2020, Landowners' Meeting

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the minutes of the June 11, 2020, Landowners' Meeting, as presented.

G. APPOINTMENT OF SUPERVISORS

There were only two Notices of Intent to Run received from John Luczynski and Tom Buckley. Therefore there was no need to hold an election.

H. OTHER BUSINESS

1. Receive Engineer's Report

- **Urbanization Calculation Threshold**

Urbanization is defined as a platted and inhabited residential lot that is occupied, which drives the calculation to determine when the next Board seat would be converted over to the general election. Land area that is not inhabited, such as preserves, wetlands, stormwater ponds, roadways, medians, commercial property, platted lots, golf courses, parks, stadiums, etc. without a certificate of occupancy are not included in the calculation. This year's calculation is significantly overstated because it includes the land area overall that is depicted in the Urban Area Map, without removing all of the areas mentioned above that do not calculate as urban areas. This was done as a cost savings for the District to allow for confirmation that the threshold was not met. The calculation threshold will be done with more granularity when the overall developed land increases over 26%.

There was a question and further discussion. The District Engineer will provide the methodology for how the calculation is derived, once the next urbanization calculation threshold is submitted to the Board. The next Board seat will convert over to the general election when 26% of the total area of the District is urbanized, or there are more than 6,000 owners who are registered to vote in Sarasota County. Supervisor Dobrin suggested that the District Engineer should reach out to Sarasota County for guidance on the urbanization calculation.

I. LANDOWNER COMMENTS

There were no comments from the landowners.

J. ADJOURNMENT

There being no further business to conduct, a **MOTION** was made by Mr. Lewis, seconded by Mr. Dobrin to adjourn the Landowners' Meeting at 11:40 a.m. That **MOTION** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Public Safety Building Training Room
19955 Preto Blvd., Venice, Florida 34293
LANDOWNERS' REFERENDUM
July 14, 2022
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 7
- C.** Establish Quorum
- D.** Election of Chair for Landowners Meeting
- E.** Election of Secretary for Landowners' Meeting
- F.** Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
 - 2. Referendum as to Boundary Amendment
 - 3. Casting of Ballots.....Page 9
 - 4. Ballot Tabulations
 - 5. Certification of the Results
- G.** Landowners' Comments
- H.** Adjourn

Miscellaneous Notices



Published in Sarasota Herald-Tribune on July 7, 2022

Location

Sarasota County, Florida

Notice Text

NOTICE OF LANDOWNERS MEETING OF THE WEST VILLAGES IMPROVEMENT DISTRICT

Notice is hereby given to the public and all landowners within West Villages Improvement District (District) the location of which is located in the City of North Port and Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of holding a referendum to approve an amendment to Chapter 2004-456, Laws of Florida, as amended.

DATE: July 14, 2022

TIME: 11:00 A.M.

PLACE: Public Safety Building Training Room

19955 Preto Blvd.

Venice, Florida 34293

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 19503 S. West Villages Parkway, Suite #A3, North Port, Florida 34293, Ph: (941) 244-2805 (District Manager s Office). At said meeting each landowner or his or her proxy shall be entitled to cast one vote per assessable acre of land, or fractional portion thereof, owned by him or her and located within the District in approving the amendment to Chapter 2004-456, Laws of Florida, as amended. The amendment shall take effect upon approval of a majority vote of the owners of land within the District, including land included in the original district boundary description and any land being added by the amendment.

The landowners meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager s Office.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager s Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager s Office.

A person who decides to appeal any decision with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

William Crosley

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

SARASOTA HERALD TRIBUNE 06/30/22 & 07/07/22

LANDOWNER PROXY

**WEST VILLAGES IMPROVEMENT DISTRICT
BOUNDARY AMENDMENT REFERENDUM & CONTINUED LANDOWNERS' MEETING
JULY 14, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the boundary amendment referendum and continued meeting of the landowners of the West Villages Improvement District to be held at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293, on July 14, 2022, at 11:00 A.M., and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Chapter 2004-456(4), *Laws of Florida*, as amended, a fraction of an assessable acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING – JULY 14, 2022**

The West Villages Improvement District (“District”) was created and established on June 17, 2004, by the Florida Legislature pursuant to Chapter 2004-456, *Laws of Florida*, and amended by Chapter 2006-355, *Laws of Florida*, Chapter 3002-307, *Laws of Florida*, and Chapter 2008-284, *Laws of Florida*. On March 10, 2022, the Florida Legislature passed HB 1045, codified as Chapter 2022-241, *Laws of Florida*, amending the boundary of the District to include additional acreage. Pursuant to Section 3 of Chapter 2022-241, *Laws of Florida*, a meeting of landowners shall be held for the purpose of holding a referendum to approve the amendment to Chapter 2004-456, *Laws of Florida*, as amended.

The undersigned certifies that he/she/it is the fee simple owner of assessable land, or the proxy holder for the fee simple owner of assessable land, located within the West Villages Improvement District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy

I, _____, as the proxy holder of _____ (the “Landowner”) pursuant to the Landowner’s Proxy attached hereto, do cast my votes as follows:

**Approval of Boundary Amendment
Codified in Chapter 2022-241, LOF**

	<u>Number of Votes</u>
1. Yes	_____
2. No	_____

Date

Name: _____

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Public Safety Building Training Room
19955 Preto Blvd., Venice, Florida 34293
REGULAR BOARD MEETING
July 14, 2022
11:00 a.m.

A. Call to Order	
B. Proof of Publication	Page 12
C. Establish Quorum	
D. Additions or Deletions	
E. Comments from the Public on All Agenda Items	
F. Approval of Minutes	
1. June 9, 2022 Regular Board Meeting Minutes	Page 13
G. General District Matters	
1. Consider Resolution No. 2022-12 – Canvassing and Certifying Results of Boundary Amendment Referendum	Page 19
2. Consider Resolution No. 2022-13 – Regarding Intent to Utilize Uniform Method	Page 21
H. Unit of Development No. 1	
1. Consider Approval of Boundary Amendment Agreement Adding Property to Unit No. 1 (Diocese Property and Hospital Site)	Page 22
2. Consider Approval of Boundary Amendment Agreement Adding Property to Unit No. 1 (Pine Street)	Page 46
3. Consider Resolution No. 2022-14 – Setting Public Hearing on Consideration of Adoption of Proposed Revised Plan of Improvements	Page 78
I. Unit of Development No. 3	
1. Consider Approval of Revised Gran Paradiso Gate Operations Policies	Page 150
2. Consider Approval of Proposals for Unit 3 Bond Requisition Audit	Page 155
J. Unit of Development No. 6	
1. Consider Approval of Boundary Amendment Agreement Adding Property to Unit No. 6 (Diocese Property)	Page 157
K. Unit of Development No. 7	
1. Consider Approval of Boundary Amendment Agreement Adding Property to Unit No. 7	Page 164
2. Consider Resolution No. 2022-15 – Declaring Intent to Impose Special Assessments on Added Property	Page 173
3. Consider Resolution No. 2022-16 – Setting Public Hearing on Imposition of Special Assessments on Added Property	Page 289
L. Unit of Development No. 9	
1. Consider Approval of Preliminary Master Engineer's Report	Page 291
2. Consider Approval of Preliminary Master Assessment Methodology Report	Page 303

3. Consider Resolution No. 2022-17 – Declaring Debt Service Assessments.....	Page 320
4. Consider Resolution No. 2022-18 – Setting a Public Hearing on Debt Service Assessments.....	Page 325

M. Administrative Matters

1. District Engineer	
a. Stormwater Management Projection Report.....	Page 327
2. District Attorney	
3. District Operations Manager	
4. District Manager	

N. Board Member Comments

O. Adjourn

Miscellaneous Notices



Published in Sarasota Herald-Tribune on July 1, 2022

Location

Sarasota County, Florida

Notice Text

NOTICE OF BOARD MEETING
WEST VILLAGES
IMPROVEMENT DISTRICT

Notice is hereby given that the Board of Supervisors (Board) of the West Villages Improvement District (District) will hold a special meeting of the Board on July 14, 2022, at 11:00 A.M. in person at 19503 S. West Villages Parkway, in the Conference Room across from #A14, Venice, Florida 34293.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for improvement districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by email at wcrosley@sdsinc.org, by telephone at 941-244-2805, or by visiting the District s website, westvillagesid.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In the event that the COVID-19 public health emergency prevents the meeting from occurring in-person, the District may conduct the meeting entirely by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to any relevant Executive Orders issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information about how the meeting will occur, assistance connecting to the meeting or arranging further accommodations for participation, and any other questions can be addressed by contacting the District Manager s office at the phone number or e-mail above, or by visiting the District s website.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 941-244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

William Crosley, District Manager
West Villages Improvement District
WEST VILLAGES
IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 07/01/22
#7460895

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 9, 2022**

A. CALL TO ORDER

The June 9, 2022, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:50 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4850, Dial In: 1-929-436-2866.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on May 26, 2022, and June 2, 2022, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present via Zoom
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present in person

Staff members in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry
District Operations’ Manager	Mike Smith	Special District Services, Inc.

Also present were the following: Kevin Shaughnessy, Lex Van Brero, Ghyll and Bruce Theurer, John Meisel, Mike Milak, and Bob Roehrig.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

Mr. Meisel made comments regarding the irrigation rate study that was approved by the District Board and reviewed the water use rates, capital recovery fee, and the well availability charged that resulted from the study. Mr. Meisel also stated that the owner of wells 74 & 75 was the

Gran Paradiso Property Owners Association, but no well availability fee is being paid by users to Gran Paradiso. Mr. Meisel requested that a public meeting be held to discuss the irrigation system. An informal meeting is being planned and a date will be determined. Once the meeting has occurred, there may be a more formal public workshop planned, if needed.

Mr. Milak noted that there was a fish kill in the Renaissance irrigation lake and asked if there was any water testing being done. Operations' Manager Mike Smith stated that water testing was done as soon as the fish kill was detected. The District contractor, Pond Professionals, came out on the Friday before Memorial Day and again on Memorial Day to clean up the dead fish. There was further discussion regarding this item.

Mr. Roehrig asked for an update on the area along Gran Paradiso's western boundary where foot and golf cart traffic was creating a path from usage. This property is owned by the District and this matter was discussed at recent meetings and determined that because of the maintenance agreement between the District and Gran Paradiso, that area was the responsibility of the POA to maintain or landscape to help stop use of that area by residents. If the POA wishes to improve the area with landscaping, that plan should first come to District staff for approval.

F. APPROVAL OF MINUTES

1. May 19, 2022, Regular Board Meeting

The minutes of the May 19, 2022, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the May 19, 2022, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2022-08 – Adopting a Proposed Budget for Fiscal Year 2022/2023

Resolution No. 2022-08 was presented, entitled:

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Crosley presented the Fiscal Year 2022/2023 Proposed Budget for District Proper and Units of Development Unit 1 through 9. There was a review and discussion of District Proper and each individual Unit of Development and any increases or decreases to those budgets. The proposed expenditures are \$3,891,501.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-08, as presented, setting the Public Hearing for August 18, 2022.

2. Consider Change Order No. 1 under Work Authorization No. 51 – Miscellaneous Engineering Services

It was explained that Change Order No. 1 under Work Authorization No. 51 to Stantec was in the amount of \$10,000 and related to the boundary amendment and will be developer funded.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving Change Order No. 1 under Work Authorization No. 51 to Stantec in the amount of \$10,000, which is related to the boundary amendment and will be developer funded

H. UNIT OF DEVELOPMENT NO. 3

1. Consider Resolution No. 2022-09 – Awarding U.S. 41 Project

Resolution No. 2022-09 was presented, entitled:

RESOLUTION 2022-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT
REGARDING THE AWARD OF A CONSTRUCTION
CONTRACT; PROVIDING A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.**

DeMoya Group was the only contractor who submitted a bid for this project. Mr. Malave of Dewberry indicated that this bid seemed to be a competitive bid and was a reasonable price in relation to current projects which are similar. DeMoya Group is a very reputable firm and other Dewberry staff members are currently working with DeMoya on other projects and only speak very favorably of them. The contract amount awarded is for the amount of \$9,305,602.04.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2022-09, awarding the U.S. 41 Project to DeMoya Group in the amount of \$9,305,602.04, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

I. UNIT OF DEVELOPMENT NO. 9

1. Public Hearing on Establishment of Unit of Development No. 9

a. Proof of Publication

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on May 24, 2022, and May 31, 2022, as legally required.

b. Receive Public Comment on Confirming Unit of Development No. 9

There was no public comment on the establishment of Unit of Development No. 9.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

c. Consider Resolution No. 2022-10 – Confirming Unit of Development No. 9

Resolution No. 2022-10 was presented, entitled:

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING AND CONFIRMING THE DESIGNATION OF THE “WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 9;” PROVIDING FOR THE RECORDING OF A NOTICE REGARDING SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan went over the boundary map and described the area as approximately 470 acres. It was noted that the proposed school site was not included within the boundaries of Unit of Development No. 9.

A MOTION was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-10, as presented.

2. Consider Resolution No. 2022-11 – Adopting Bond Validation Resolution

Resolution No. 2022-11 was presented, entitled:

RESOLUTION 2022-11

A RESOLUTION OF WEST VILLAGES IMPROVEMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$63,905,000 PRINCIPAL AMOUNT WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 9) IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF CERTAIN PUBLIC IMPROVEMENTS PERMITTED BY THE WEST VILLAGES IMPROVEMENT DISTRICT ACT AND OTHER APPLICABLE FLORIDA LAW; APPROVING A FORM OF A MASTER TRUST INDENTURE; APPROVING AND APPOINTING A TRUSTEE; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.

It was explained that this resolution authorizes District staff to petition the court for their consent to issue a maximum cap of \$63,905,000 for the principle purpose of financing the construction and acquisition of the project for specific benefit of certain lands.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-11, as presented.

J. ADMINISTRATIVE MATTERS

1. District Engineer

There was no District Engineer Report at this time.

2. District Attorney

There was no District Attorney Report at this time.

3. District Operations' Manager

It was noted that District Staff was looking at some sections of roadways that may need resurfacing. Those areas are at the rear entrance of Islandwalk on Preto Boulevard and some sections that are within Gran Paradiso.

4. District Manager

Mr. Crosley reported that the District was in receipt of a letter of resignation from Mr. Dobrin, effective November 9, 2022. Mr. Dobrin has submitted his intent to run for the City of North Port Commission Seat 5. Mr. Crosley wished him the best of luck seeking election and thanked him for his service to the District over the past 4 years. Mr. Dobrin noted that he would thank the team on his last day and that he appreciated that sometimes we are very passionate, but we are all good people who respect each other.

It was noted that the next meeting was scheduled for July 14, 2022.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:20 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Dobrin and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION 2022-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT
CANVASSING AND CERTIFYING THE RESULTS OF THE
LANDOWNERS' REFERENDUM REGARDING THE
AMENDMENT TO CHAPTER 2004-456, LAWS OF FLORIDA,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the West Villages Improvement District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended, being situated within the City of North Port and Sarasota County; and

WHEREAS, on March 10, 2022 the Legislature approved, and on June 24, 2022, the Governor approved Chapter 2022-241, *Laws of Florida*, amending the boundary of the District (the "Amendment"); and

WHEREAS, Section 3 of the Amendment provides that the boundary amendment provided therein shall take effect upon approval by a majority vote of the owners of land within the District, as amended, who are not exempt from ad valorem taxes/assessments and who are present in person or by proxy held within ninety (90) days of the effective date of the Amendment; and

WHEREAS, following proper publication of the notice thereof, such landowner referendum was held on July 14, 2022 (hereinafter, the "Landowners' Referendum"), at which the below recited results were duly approved by virtue of the votes cast; and

WHEREAS, the Board of Supervisors (the "Board") of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said the Landowners' Referendum.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT
DISTRICT:**

1. **REFERENDUM RESULTS.** The following results are found, certified, and declared to have been duly approved at the Landowners' Referendum by the votes cast in favor at such referendum as shown below:

Approve Amendment
Yes Votes _____
No Votes _____

The above amount represents a majority of the owners of land within the District, as amended, who are not exempt from ad valorem taxes/assessments and who are present in person or

by proxy at such Landowners' Election.

2. **APPROVAL.** In accordance with Chapter 2004-456, *Laws of Florida*, as amended, and by virtue of the number of votes cast for the approval of the Amendment, the Amendment is hereby confirmed by the Board to have been approved by a majority of the landowners within the District.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY, 2022.

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman, Board of Supervisors

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “District”) is a local unit of special-purpose government creating and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Act”), and is situated in the City of North Port, Florida and unincorporated Sarasota County, Florida; and

WHEREAS, pursuant to the provisions the Act, the District is authorized to levy, collect and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board of Supervisors of the District (hereinafter the “Board”) to levy, collect and enforce special assessments pursuant to the Act, and Chapters 170 and 197, *Florida Statutes*.

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the “Uniform Method”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on August 18, 2022, at 11:00 a.m., at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*, and the Board ratifies District staff’s actions in coordinating any such publication(s) in advance of the adoption of this resolution.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman

This instrument was prepared by and
upon recording should be returned to:

Lindsay C. Whelan
Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302

**AGREEMENT REGARDING THE INCLUSION OF
CERTAIN REAL PROPERTY IN UNIT OF DEVELOPMENT NO. 1**

[DIOCESE PROPERTY & HOSPITAL PROPERTY]

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 14th day of July, 2022 (the “**Effective Date**”), by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “**District**”); and

MANASOTA BEACH RANCHLANDS, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Manasota**”); and

MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Main Street**,” and together with Manasota, the “**Landowner**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the “**Special Act**”) for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 within the District (“**Unit No. 1**”); and

WHEREAS, on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of \$32,165,000 (the “**Series 2017 Bonds**”), to finance the

design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 i) relative to the “**Series 2007 Project**” as more particularly identified in that certain *Amended Unit of Development No. 1 Plan of Improvements* dated November 20, 2015, and ii) relative to the “**Series 2017 Project**” as more particularly identified in that certain *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 (collectively, the “**Plan of Improvements**”); and

WHEREAS, in conjunction with the issuance of the Series 2017 Bonds, the District levied debt service special assessments (the “**Series 2017 Debt Assessments**”) on all developable land within Unit No. 1 in order to secure the Series 2017 Bonds i) relative to the Series 2007 Project in accordance with that certain *Unit 1 Report of Engineer*, dated March 14, 2006 and that certain *First Amendment*, dated April 25, 2006, and ii) relative to the Series 2017 Project in accordance with that certain *Assessment Methodology Report of Benefits for 2017 Refinancing*, dated July 14, 2017 (collectively, the “**Original Assessment Report of Benefits**”); and

WHEREAS, the Landowner is the collectively the owner of the entirety of the real property described in the attached **Exhibit A** (hereinafter, the “**Property**”) consisting of approximately 148 acres which is located within the jurisdictional boundaries of the District; and

WHEREAS, the Landowner has approached the District and requested that it amend the current boundary of Unit No. 1 to include the Property within such unit (hereinafter, the “**Unit Amendment**”) and the District is amenable to approving the Unit Amendment pursuant to the terms hereof.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated herein by this reference.

SECTION 2. AMENDMENT OF UNIT NO. 1. Commencing as of the Effective Date of this Agreement, the Property shown in **Exhibit A** shall thereupon and thereafter be a part of and included within boundaries of the District’s Unit No. 1. By execution of this Agreement, the Landowner hereby consents to the inclusion of the Property shown in **Exhibit A** in Unit No. 1 and the District hereby approves the inclusion of the Property shown in **Exhibit A** in Unit No. 1.

SECTION 3. BENEFIT TO PROPERTY. The Landowner acknowledges and agrees that the Property receives the same benefits as are reasonably available to it as similarly classified parcels of real property within Unit No. 1 as set forth in more detail in the Plan of Improvements and the Original Assessment Report of Benefits, as may be amended from time to time.

SECTION 4. IMPOSITION AND ALLOCATION OF NON-AD VALOREM SPECIAL ASSESSMENTS.

- A. The Landowner acknowledges and agrees that the Property shall be subject to the same apportionment, method of assessment, and rate of non-ad valorem assessment as is or will be applied, assessed and levied annually by the District upon other similarly classified parcels of real property located within Unit No. 1. In furtherance thereof, the District has prepared that certain *Second Amendment to the Unit 1 Report of Engineer* relative to the Series 2007 Project and *Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing* relative to the Series 2017 Project, each dated July 14, 2022 (collectively, with the Original Assessment Report of Benefits, the “**2022 Assessment Report**”), attached hereto as **Composite Exhibit B**, setting forth the manner in which the Property shall be assessed. Landowner hereby consents to the terms of the 2022 Assessment Report.
- B. Promptly after the Effective Date of this Agreement, the District shall undertake an assessment hearing to levy and impose Series 2017 Debt Assessments on the Property pursuant to the Plan of Improvements and the 2022 Assessment Report. The Landowner acknowledges and agrees that the District shall undertake such process and waives its right to protest the allocation of the Series 2017 Debt Assessments on the Property so long as such allocation is in accordance with the Plan of Improvements and the 2022 Assessment Report.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: West Villages Improvement District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: Todd Wodraska

With a copy to: Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302

Attn: Lindsay Whelan

B. If to Landowner:

Manasota Beach Ranchlands, LLLP
Main Street Ranchlands, LLLP
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Rick Severance
Attn: Leslie Candes

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

SECTION 11. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff relative to this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 15. RECORDING. This Agreement shall be recorded in the Official Records of Sarasota County, Florida and all terms, conditions, and covenants contained herein shall be deemed to run with the land.

[SIGNATURES ON NEXT PAGE]

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Assistant Secretary

John Luczynski, Chairman

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of the Board of Supervisors of West Villages Improvement District, on its behalf. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Manasota Beach Ranchlands LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Print Name: _____

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2022, by _____,
as _____ of Thomas Ranch Manager, LLC, on its behalf. He/she ☐ is
personally known to me or ☐ produced _____ as
identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Main Street Ranchlands LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Print Name: _____

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2022, by _____,
as _____ of Thomas Ranch Manager, LLC, on its behalf. He/she ☐ is
personally known to me or ☐ produced _____ as
identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

Legal Description of the Property

Diocese Property

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Hospital Property

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

Commence at the Northeast corner of said Section 32, thence S.00°30'23"W. along the Easterly line of the Northeast 1/4 of said section a distance of 2658.68 feet to the Southeast corner of said Northeast 1/4; thence N.89°23'27"W., a distance of 410.00 feet; thence S.00°30'23"W., parallel with the West line of the parcel described in O.R. Book 1571, page 2172, a distance of 1026.52 feet to the POINT OF BEGINNING; thence continue along said line S.00°30'23"W. a distance of 1630.82 feet; thence N.89°05'08"W., a distance of 1944.78 feet; thence N.60°12'47"W., a distance of 1430.04 feet to the easterly right-of-way of proposed Pine Street Extension to a point on a curve to the right, having: a radius of 2734.79 feet and a central angle of 04°04'25"; the center of which lies S.60°12'47"E.; (the following two courses are along the right-of-way of proposed Pine Street Extension) thence along the arc of said curve, an arc length of 194.44 feet to the end of said curve; thence N.33°51'40"E., a distance of 1554.98 feet; thence S.89°29'37"E., a distance of 2052.27 feet; thence S.43°18'08"W., a distance of 463.99 feet; thence S.44°41'45"E., a distance of 293.64 feet; thence S.89°29'37"E., a distance of 290.65 feet to the POINT OF BEGINNING.

COMPOSITE EXHIBIT B

2022 Assessment Report

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 1

Second Amendment to the Engineer's Report

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this Second Amendment to the Engineer's Report prepared by Kimley Horn on March 14, 2006, as amended by the First Amendment dated April 25, 2006, is to revise and update the area and boundary. The new area will be 8,480.7 acres. The cost of the Project, as described in the approved Plan of Improvements, as amended, is \$49,896,395.31. This total benefit amount divided by 16,167 of half-acre or less portions of lands that will be specially benefitted by the Project equals \$3,086.31 of benefit per half-acre of less portion of land. An updated sketch and legal description for the revised boundary is included in Exhibit 1. There are no additional changes to the original Engineer's Report.

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

SCALE: 1" = 5000'



This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 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

TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 1 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
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Licensed Business Number 7866

TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 2 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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All of Section 7.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.


ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1 TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA				 Stantec 6900 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				
TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 4	OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:

feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
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N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Overall Parcel contains 8480.6592 acres, more or less.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1
Series 2017 Refunding Bonds**

**Amended and Restated Assessment Methodology Report of Benefits
for 2017 Refinancing**

JULY 14, 2022

Submitted by:

Special District Services, Inc.

2501A Burns Road
Palm Beach Gardens, Fla. 33410

Toll Free: 877.737.4922

Fax: 561.630.4923

www.sdsinc.org

The West Villages is a development consisting of residential Neighborhoods and Villages with associated Neighborhood and Village Centers, and a proposed mixed-use Town Center containing approximately 12,440 acres located in the City of North Port, Florida. The West Villages is contained within the West Villages Improvement District (the "District"). The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. Unit of Development No. 1 ("Unit 1") consists of all of the property currently contained within WVID that is located within the City of North Port, Florida. Unit 1 was designated to provide for Master Planning, Standards Development, plus the construction, financing, long-term administration, and management of certain public infrastructure required for the District. The purpose of this Amended and Restated Report is to revise the acreage and half-acre or less calculations for the District and Unit 1, respectively, after a boundary amendment adding additional acreage to Unit 1.

In accordance with that certain *Report of Engineer*, dated March 14, 2006, *First Amendment to the Report of Engineer*, dated April 26, 2006, prepared by the then-current District Engineer, Kimley-Horn and Associates, Inc., and the *Second Amendment to the Report of Engineer*, dated July 14, 2022, prepared by Dewberry & Associates, Inc. (the "Original Reports"), along with other associated reports, the District levied and imposed special assessments securing its \$34,895,000 in Special Assessment Bonds, Series 2007 (Unit of Development No. 1) (the "Series 2007 Bonds") and its \$33,000,000 in Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1) (the "Series 2017 Bonds").

In such reports, the District Engineer specifically determined:

"that allocating the benefits of the Project based on the number of portions of land of a half-acre or less is the basis selected for apportioning the special benefits. Planning studies prepared by the District Engineer for the Unit have established a projected number of half-acre or less portions of land within the Unit. These half-acre or less portions of land are employed in the special assessment methodology for the determination, allocation and apportionment of the benefits.

For the purpose of this report, the total half-acre or less portions of land in the Unit is 16,167. The District Engineer has determined that the total of 16,167 half-acre or less portions of land will be specially benefited by the Project.

The District Engineer has estimated that the total benefits to be received by the lands in Unit 1 from the Project described in the proposed Plan of Improvements to be \$49,896,395.31. This amount of total benefits divided by 16,167 (the estimated and projected number half-acre or less portions of land in the Unit) equals \$\$3,086.31 of benefit per half-acre or less portion of land.

For purposes of this Report, the District Engineer has determined that the calculation of the half-acre portions of land shall be as follows:

- a) Each parcel of land not subject to a legally constituted condominium and having an area less than or equal to one-half acre shall represent one "Half-Acre Portion of Land"*
- b) Each parcel of land not subject to a legally constituted condominium and having an area (the "Total Area") equal to or greater than one acre shall constitute a number of "Half-Acre Portions of Land" equal to the sum of (i) 2 times the number of whole acres (the "Whole Acres") included within the Total Area, plus (ii) that number of Half Acre Portions of Land equal to the result of (x) the Total Area minus the Whole Acres divided by (y) 0.50, rounded up to the next higher whole number.*
- c) Any land that is subject to a legally constituted condominium shall not be allocated benefits pursuant to (a) or (b) above, but each condominium unit shall constitute one Half Acre Portion of Land.*
- d) The Determined Benefits allocated to each parcel of land or condominium unit in the Unit shall equal the total Determined Benefit multiplied by the number of Half-Acre Portions of Land represented by such parcel or condominium divided by the total Half-Acre Portions of Land for all parcels and condominium in the Unit.*
- e) The allocation of benefits shall be performed annually based upon the final tax roll for the Unit."*

The District has refunded the Series 2007 Bonds (the "Series 2017 Bonds") to, among other things, take advantage of interest rate savings which will result in new capital to be used for newly-contemplated infrastructure improvements while maintaining the same per parcel annual debt assessment. The purpose of this report is to memorialize this refinancing and provide assurance there will be no change in the non-ad valorem assessments to secure the Series 2017 Bonds (the "Series 2017 Assessments").

Table 1 provides a computation of the annual non-ad valorem assessments assessed, imposed and levied against and peculiar to each assessable residential unit subject to the Series 2017 Assessments and demonstrates that the Series 2017 Assessments provide sufficient revenue to meet the maximum annual debt service requirement for the Series 2017 Bonds. The anticipated effect of the refunding of the Series 2007 Bonds will result in an increased par debt amount of outstanding District debt. However, due to the reduced interest rate associated with the re-issuance, the annual payment of debt assessments will stay the same and the new capital will be used for newly-contemplated infrastructure improvements.

In order to ensure that there is sufficient special assessment revenue to pay the Series 2017 Bonds, the District is required to perform an analysis which requires a determination of the amount of non-ad valorem assessments assessed, imposed and levied against and peculiar to each product type in order to meet the required debt service on the Series 2017 Bonds. Based on a Series 2017 refunding bond size of \$32,165,000, the maximum annual debt service for the Series 2017 Bonds is \$2,377,180, which has not been adjusted to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser (see attached Table 1).

Since the total amount of the Series 2007 Bonds and the Series 2017 Bonds new capital do not exceed \$44,906,755.77, which is 90% of the total benefits number of \$49,896,395.31 as described in the Original Reports, the benefit findings discussed in the report and Exhibit D as well as the 16,167 units (the estimated and projected number half-acre or less portions of land in the Unit) and methodology described in the Original Reports do not change and are incorporated herein by reference relative to the Series 2017 Bonds. In that regard, it is concluded that the allocation of special benefits remain unchanged as they flow peculiar to each acre, lot or unit within the District and that the apportionment of the special benefits for the Series 2017 Assessments remains fair and reasonable. It is also concluded that the Series 2017 Assessments remain not in excess of the special benefits peculiar to the property as apportioned.

Please note that Special District Services, Inc. is a management company and does not hold a certificate of authorization to perform engineering services in Florida. As such, this report is not the Report of Engineer as referenced in Florida Statutes 298.

Table 1

Series 2017 Bonds Summary – Note: Total Maximum Annual Assessment Per Unit Does NOT Change Due to the Refunding

Product Type	Number of Units	Series 2007 Bonds Maximum Annual Assessment per Unit*	Total Maximum Annual Assessment	Series 2007 Existing Par Amount Per Unit Type	Series 2007 Existing Par Amount Per Unit	Series 2017 Future Par Amount Per Unit Type	Series 2017 Future Par Amount Per Unit	Series 2017 Bonds Maximum Annual Assessment per Unit*
All	16,167	\$144.56	\$2,377,180	\$29,575,000	\$1,829	\$32,165,000	\$1,990	\$144.56

** Does not include discounts and fees*

This instrument was prepared by and
upon recording should be returned to:

Lindsay C. Whelan
Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302

**AGREEMENT REGARDING THE INCLUSION OF
CERTAIN REAL PROPERTY IN UNIT OF DEVELOPMENT NO. 1**

[PINE STREET PROPERTY]

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 14th day of July, 2022 (the “**Effective Date**”), by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, and the owner of certain lands within the District, with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “**District**”); and

DD SUNGLOW BLVD, LLC, a Georgia limited liability company and the owner of certain lands within the District, with a mailing address of 403 Corporate Center Drive, Suite 201, Stockbridge, GA 30281 (“**DD Sunglow**”); and

RODNEY A. SHORT, the owner of certain lands within the District, with a mailing address of 17211 Connor Quay Court, Cornelius, North Carolina, 28301 (“**Rodney Short**”); and

WIDEWATERS MAGNUM 2020 COMPANY, LLC, a Delaware limited liability company and the owner of certain lands within the District, with a mailing address of 5845 Widewaters Parkway, Suite 100, East Syracuse, New York 13057 (“**Widewaters**”); and

AMERICAN EQUITIES PARTNERS, LLC, a Florida limited liability company and the owner of certain lands within the District, with a mailing address of 535 Honeyflower Loop, Bradenton, Florida 34212 (“**American Equities**”); and

WP VENICE LLC, a Delaware limited liability company and the owner of certain lands within the District, with a mailing address of 533 South Third Street, Suite 100, Minneapolis, Minnesota 55415 (“**WP Venice**”); and

FULBRIGHT HOLDINGS LLC, a Texas limited liability company and the owner of certain lands within the District, with a mailing address of 1134 Heather Lane, Carrollton, Texas 75010 (“**Fulbright**”); and

TWENTY THREE REALTY LLC, a New York limited liability company and the owner of certain lands within the District, with a mailing address of 254 Katonah Avenue, Katonah, New York 10583 (“**Twenty Three**”); and

MAIN STREET RANCLANDS, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Main Street**”); and

TOLL SOUTHEAST LP COMPANY INC., a Delaware corporation and the owner of certain lands within the District, with a mailing address of 24201 Walden Center Drive, Suite 204, Bonita Springs, Florida 34134 (“**Toll**”); and

MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Manasota**”); and

LENNAR HOMES, LLC, a Florida limited liability company and the owner of certain lands within the District, with a mailing address of 700 NW 107th Avenue, Suite 400, Miami, Florida 33172 (“**Lennar**,” and together with the District, DD Sunglow, Rodney Short, Widewaters, American Equities, WP Venice Fulbright, Twenty Three, Main Street, Toll, and Manasota, collectively, the “**Landowners**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the “**Special Act**”) for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 relative to approximately 8,194 acres within the District (“**Unit No. 1**”); and

WHEREAS, on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of \$32,165,000 (the “**Series 2017 Bonds**”), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 i) relative to the “**Series 2007 Project**” as more particularly identified in that certain *Amended Unit of Development No. 1 Plan of Improvements* dated November 20, 2015, and ii) relative to the “**Series 2017 Project**” as more particularly identified in that certain *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 (collectively, the “**Plan of Improvements**”); and

WHEREAS, in conjunction with the issuance of the Series 2017 Bonds, the District levied debt service special assessments (the “**Series 2017 Debt Assessments**”) on all developable land

within Unit No. 1 in order to secure the Series 2017 Bonds i) relative to the Series 2007 Project in accordance with that certain *Unit 1 Report of Engineer*, dated March 14, 2006 and that certain *First Amendment*, dated April 25, 2006, and ii) relative to the Series 2017 Project in accordance with that certain *Assessment Methodology Report of Benefits for 2017 Refinancing*, dated July 14, 2017 (collectively, the “**Assessment Report of Benefits**”); and

WHEREAS, the Landowners are collectively the owners of the entirety of the real property described in the attached **Exhibit A** (hereinafter, the “**Property**”) consisting of approximately 141 acres which is located within the jurisdictional boundaries of the District; and

WHEREAS, the parties desire for the District to amend the current boundary of Unit No. 1 to include the Property within such unit (hereinafter, the “**Unit Amendment**”) pursuant to the terms hereof.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated herein by this reference.

SECTION 2. AMENDMENT OF UNIT NO. 1. Commencing as of the Effective Date of this Agreement, the Property shown in **Exhibit A** shall thereupon and thereafter be a part of and included within boundaries of the District’s Unit No. 1. By execution of this Agreement, the Landowners hereby consent to the inclusion of the Property shown in **Exhibit A** in Unit No. 1 and the District hereby approves the inclusion of the Property shown in **Exhibit A** in Unit No. 1.

SECTION 3. BENEFIT TO PROPERTY. The Landowners acknowledge and agree that the Property receives the same benefits as are reasonably available to it as similarly classified parcels of real property within Unit No. 1 as set forth in more detail in the Plan of Improvements and the Assessment Report of Benefits, each as may be amended from time to time.

SECTION 4. IMPOSITION AND ALLOCATION OF NON-AD VALOREM SPECIAL ASSESSMENTS.

- A.** The Landowners acknowledge and agree that the Property shall be subject to the same apportionment, method of assessment, and rate of non-ad valorem assessment as is or will be applied, assessed and levied annually by the District upon other similarly classified parcels of real property located within Unit No. 1.
- B.** Promptly after the Effective Date of this Agreement, the District shall undertake an assessment hearing to levy and impose Series 2017 Debt Assessments on the Property pursuant to the Plan of Improvements and the Assessment Report of Benefits. The Landowners acknowledge and agree that the District shall undertake such process and waives its right to protest the allocation of the Series 2017 Debt Assessments on the Property so long as such allocation is in accordance with the

Plan of Improvements and the Assessment Report of Benefits, as each may be amended from time to time consistent with the Special Act and Florida law.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, all parties have complied with all the requirements of law, and all parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 9. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

SECTION 10. PUBLIC RECORDS. The Landowners understand and agree that all documents of any kind provided to the District or to District staff relative to this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 11. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 12. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 13. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and

acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 14. RECORDING. This Agreement shall be recorded in the Official Records of Sarasota County, Florida and all terms, conditions, and covenants contained herein shall be deemed to run with the land.

[SIGNATURES ON NEXT PAGE]

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Assistant Secretary

John Luczynski, Chairman

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of the Board of Supervisors of West Villages Improvement District, on its behalf. He [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

DD Sunglow Blvd, LLC, a Georgia
limited liability company

By: Morrow Investors, Inc., a Georgia
corporation, as its Manager

Print Name: _____

By: _____
Its: _____

WITNESS:

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Morrow Investors, Inc., on its behalf. He/she [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of _____

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Rodney A. Short

Print Name: _____

Rodney A. Short

WITNESS:

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by Rodney A. Short. He [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

WITNESS:

**Widewaters Magnum 2020 Company,
LLC**, a Delaware limited liability company

Print Name: _____

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Widewaters Magnum 2020 Company, LLC, on its behalf. He/she [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of _____

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

American Equities Partners, LLC, a
Florida limited liability company

Print Name: _____

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of American Equities Partners, LLC, on its behalf. He/she [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

WP Venice LLC, a Delaware limited liability company

By: Cardinal WP Venice, LLC, a Virginia limited liability company, as its Managing Member

Print Name: _____

By: VRS PIM Holding Co. LLC, a Virginia limited liability company, as its Sole Manager

By: PGIM, Inc., a New Jersey corporation, as its Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of PGIM, Inc., on its behalf. He/she [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of _____

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Fulbright Holdings LLC, a Texas limited liability company

Print Name: _____

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Fulbright Holdings LLC, on its behalf. He/she [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

WITNESS:

Twenty Three Realty, LLC, a New York
limited liability company

Print Name: _____

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Twenty Three Realty, LLC, on its behalf. He/she [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of _____

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Main Street Ranchlands LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Print Name: _____

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Thomas Ranch Manager, LLC, on its behalf. He/she [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Toll Southeast LP Company Inc., a
Delaware corporation

Print Name: _____

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Toll Southeast LP Company Inc., on its behalf. He/she [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Manasota Beach Ranchlands LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Print Name: _____

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Thomas Ranch Manager, LLC, on its behalf. He/she [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Lennar Homes LLC, a Florida limited liability company

Print Name: _____

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of Lennar Homes, LLC, on its behalf. He/she [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

Legal Description of the Property

SEC. 7 TWP. 40 S RGE. 20 E

** OFFICIAL RECORDS **
BOOK 2536 PAGE 891

PARCEL: 7.1

GRANTOR(S): TAYLOR RANCH, INC., A FLORIDA CORPORATION

PROJECT: PINE STREET EXTENSION

DESCRIPTION:

A PORTION OF THE GRANTOR'S TRACT, AS DESCRIBED IN O.R. 2180, PAGE 1597, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 89°38'43" W, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 107.59 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TWENTY FIVE (25) COURSES:

- 1) CONTINUE N 89°38'43" W, ALONG SAID BOUNDARY A DISTANCE OF 286.18 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, RADIUS 7779.44 FEET, CENTRAL ANGLE 006°30'12", ARC LENGTH 883.00 FEET, CHORD BEARING N 12°09'57" W, A DISTANCE OF 882.53 FEET;
- 3) LEAVING SAID CURVE, S 81°05'09" W, A DISTANCE OF 118.00 FEET;
- 4) N 19°11'26" W, A DISTANCE OF 695.64 FEET;
- 5) N 07°43'44" W, A DISTANCE OF 461.01 FEET;
- 6) N 43°38'04" E, A DISTANCE OF 271.28 FEET;
- 7) N 08°06'06" W, A DISTANCE OF 66.19 FEET, TO A POINT OF CURVE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 5904.58 FEET, CENTRAL ANGLE 017°12'29", ARC LENGTH 1773.37 FEET, CHORD BEARING N 00°30'09" E, A DISTANCE OF 1766.71 FEET;
- 9) LEAVING SAID CURVE, N 38°57'01" W, A DISTANCE OF 208.91 FEET;
- 10) N 20°10'15" W, A DISTANCE OF 212.74 FEET;
- 11) N 14°53'58" E, A DISTANCE OF 245.57 FEET;
- 12) S 75°35'37" E, A DISTANCE OF 306.00 FEET, TO A POINT OF CURVE;
- 13) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 5859.58 FEET, CENTRAL ANGLE 006°28'38", ARC LENGTH 662.42 FEET, CHORD BEARING N 17°38'42" E, A DISTANCE OF 662.06 FEET, TO A POINT OF TANGENCY;
- 14) N 20°53'01" E, A DISTANCE OF 202.24 FEET TO THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION;
- 15) S 89°50'37" E, ALONG SAID BOUNDARY, A DISTANCE OF 288.69 FEET;
- 16) S 20°53'01" W, A DISTANCE OF 304.41 FEET, TO A POINT OF CURVE;
- 17) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 5589.58 FEET, CENTRAL ANGLE 009°49'02", ARC LENGTH 957.73 FEET, CHORD BEARING S 15°58'30" W, A DISTANCE OF 956.56 FEET;
- 18) LEAVING SAID CURVE, S 78°56'01" E, A DISTANCE OF 15.00 FEET;



HARRY W. MARLOW INC.
LAND SURVEYORS

3841-68TH. AVE. N. PINELLAS PARK, FL. 34665
(813) 555-0305

DRAWN BY: J.D.

CHECKED BY: E.L.S.

FIELD BOOK: N/A

PAGE:

DATE: 5/21/93

SCALE: N/A

FILE NO.: M-5039

RE-M-5031

SHEET 1 OF 3

- 19) S 10°48'41" W, A DISTANCE OF 49.62 FEET;
 20) N 79°26'37" W, A DISTANCE OF 30.00 FEET, TO A POINT OF CURVE;
 21) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST,
 RADIUS 5604.58 FEET, CENTRAL ANGLE 018°39'29", ARC LENGTH 1825.10
 FEET, CHORD BEARING S 01°13'39" W, A DISTANCE OF 1817.05 FEET,
 TO A POINT OF TANGENCY;
 22) S 08°06'06" E, A DISTANCE OF 1265.86 FEET, TO A POINT OF CURVE;
 23) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST,
 RADIUS 7514.44 FEET, CENTRAL ANGLE 001°06'45", ARC LENGTH 145.90
 FEET, CHORD BEARING S 08°39'28" E, A DISTANCE OF 145.90 FEET;
 24) LEAVING SAID CURVE, S 15°23'52" E, A DISTANCE OF 98.80 FEET,
 TO A POINT OF CURVE;
 25) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST,
 RADIUS 7504.44 FEET, CENTRAL ANGLE 006°02'50", ARC LENGTH 792.05
 FEET, CHORD BEARING S 12°59'16" E, A DISTANCE OF 791.68 FEET
 TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN
 GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE
 DESCRIBED PROPERTY. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 44.0477 ACRES, MORE OR LESS.

Everett L. Stevens

EVERETT L. STEVENS
 Florida Registered Land Surveyor #4079

NOT A SURVEY
 Sketch Prepared to Accompany
 Legal Description

FEE SIMPLE



HARRY W. MARLOW INC.
 LAND SURVEYORS
 3041-88TH AVE. N. PINELLAS PARK, FL. 34865
 (813) 525-8244

DRAWN BY: J.D.
 CHECKED BY: E.L.S.

FIELD BOOK: N/A PAGE:

RE: M-5031

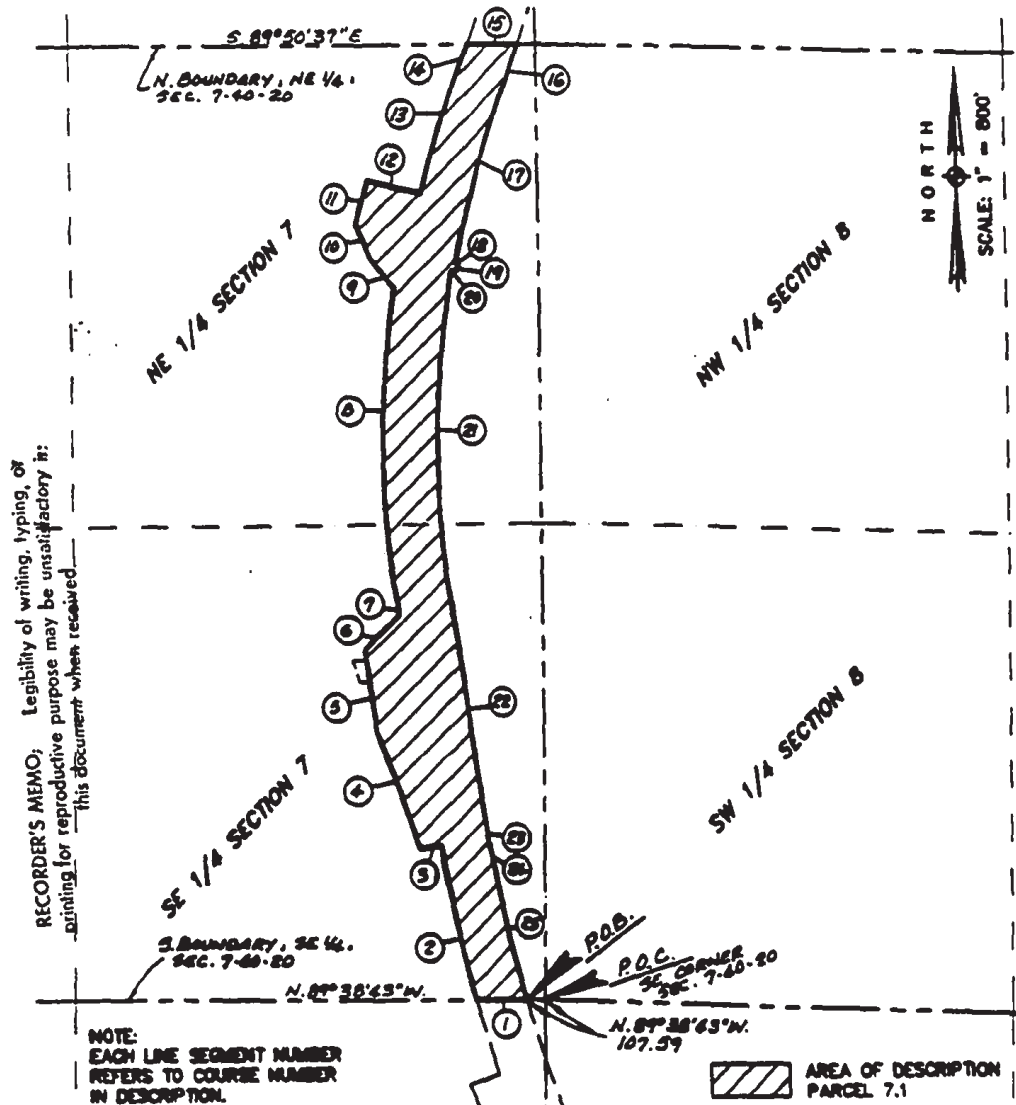
DATE: 5/21/93
 SCALE: N/A

FILE NO: M-5039

SHEET 2 OF 3

SEL 7 TWP. 40S RGE. 20E
SARASOTA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 2536 PAGE 839



BASIS OF BEARINGS: SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 20 EAST, AS BEING N 89°38'43" W.



HARRY W. MARLOW INC.
LAND SURVEYORS

3841-65TH AVE. N. PINELLAS PARK, FL 34885
(813) 584-0244

DRAWN BY: J.D.
CHECKED BY: C.L.S.

FIELD BOOK: N/A PAGE:

RE: AM-5434

DATE: 5/21/93
SCALE: 1" = 800'

FILE NO: M-5039

SHEET 3 OF 3

SEC 5 TWP. 40S RGE. 20E

** OFFICIAL RECORDS **
BOOK 2536
PAGE 840

PARCEL: 5.1

GRANTOR(S): TAYLOR RANCH, INC., A FLORIDA CORPORATION

PROJECT: PINE STREET EXTENSION

DESCRIPTION:

A PORTION OF THE GRANTOR'S TRACT, AS DESCRIBED IN O.R. 2180, PAGE 1597, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 00°16'50" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 279.24 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THIRTY TWO (32) COURSES:

- 1) CONTINUE N 00°16'50" E, ALONG SAID BOUNDARY, A DISTANCE OF 824.11 FEET;
- 2) N 20°53'01" E, A DISTANCE OF 42.90 FEET;
- 3) N 31°07'04" W, A DISTANCE OF 28.98 FEET TO SAID WEST BOUNDARY;
- 4) N 00°16'50" E, ALONG SAID BOUNDARY, A DISTANCE OF 623.35 FEET;
- 5) N 62°12'11" E, A DISTANCE OF 71.47 FEET;
- 6) S 77°06'59" E, A DISTANCE OF 186.82 FEET;
- 7) N 20°53'01" E, A DISTANCE OF 789.00 FEET;
- 8) N 26°35'39" E, A DISTANCE OF 100.50 FEET;
- 9) N 20°53'01" E, A DISTANCE OF 425.81 FEET, TO A POINT OF CURVE;
- 10) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 5579.58 FEET, CENTRAL ANGLE 011°44'31", ARC LENGTH 1143.45 FEET, CHORD BEARING N 15°00'46" E, A DISTANCE OF 1141.45 FEET;
- 11) LEAVING SAID CURVE, N 17°23'11" E, A DISTANCE OF 98.66 FEET, TO A POINT OF CURVE;
- 12) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, RADIUS 5594.58 FEET, CENTRAL ANGLE 001°03'18", ARC LENGTH 103.01 FEET, CHORD BEARING N 07°36'51" E, A DISTANCE OF 103.01 FEET, TO A POINT OF TANGENCY;
- 13) N 07°05'12" E, A DISTANCE OF 703.92 FEET, TO A POINT OF CURVE;
- 14) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 2999.79 FEET, CENTRAL ANGLE 005°56'35", ARC LENGTH 311.15 FEET, CHORD BEARING N 10°03'29" E, A DISTANCE OF 311.01 FEET TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION;
- 15) LEAVING SAID CURVE, S 89°05'35" E, ALONG SAID BOUNDARY A DISTANCE OF 271.65 FEET, TO A POINT ON A CURVE;
- 16) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 2734.79 FEET, CENTRAL ANGLE 007°08'18", ARC LENGTH 340.72 FEET, CHORD BEARING S 10°39'21" W, A DISTANCE OF 340.50 FEET, TO A POINT OF TANGENCY;
- 17) S 07°05'12" W, A DISTANCE OF 703.92 FEET, TO A POINT OF CURVE;



HARRY W. MARLOW INC.
LAND SURVEYORS

3941-88TH AVE. N. PINELLAS PARK, FL. 34865
(813) 585-0246

DRAWN BY: J.D.
CHECKED BY: E.L.S.

FIELD BOOK: N/A PAGE:

RE: M-5031

DATE: 5/21/95
SCALE: N/A

FILE NO: M-5043

SHEET 1 OF 3

SE 5 TWP. 40S RGE. 20E

** OFFICIAL RECORDS **
BOOK 2536 PAGE 641

- 18) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST,
RADIUS 5859.58 FEET, CENTRAL ANGLE 003°21'18", ARC LENGTH 343.11
FEET, CHORD BEARING S 08°45'51" W, A DISTANCE OF 343.06 FEET;
19) LEAVING SAID CURVE, S 79°33'30" E, A DISTANCE OF 15.00 FEET;
20) S 10°38'30" W, A DISTANCE OF 41.01 FEET;
21) N 79°09'30" W, A DISTANCE OF 15.00 FEET, TO A POINT OF CURVE;
22) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST,
RADIUS 5859.58 FEET, CENTRAL ANGLE 002°23'24", ARC LENGTH 244.42
FEET, CHORD BEARING S 12°02'12" W, A DISTANCE OF 244.40 FEET;
23) LEAVING SAID CURVE, S 55°07'00" E, A DISTANCE OF 262.77 FEET;
24) S 09°33'47" W, A DISTANCE OF 321.22 FEET;
25) S 18°38'56" W, A DISTANCE OF 205.67 FEET;
26) N 72°16'01" W, A DISTANCE OF 267.07 FEET, TO A POINT OF CURVE;
27) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST,
RADIUS 5869.58 FEET, CENTRAL ANGLE 001°46'19", ARC LENGTH 181.52
FEET, CHORD BEARING S 19°59'52" W, A DISTANCE OF 181.51 FEET,
TO A POINT OF TANGENCY;
28) S 20°53'01" W, A DISTANCE OF 525.81 FEET;
29) S 09°34'25" W, A DISTANCE OF 101.98 FEET;
30) S 20°53'01" W, A DISTANCE OF 1100.00 FEET;
31) S 32°11'37" W, A DISTANCE OF 101.98 FEET;
32) S 20°53'01" W, A DISTANCE OF 984.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN
GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE
DESCRIBED PROPERTY. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 37.5480 ACRES, MORE OR LESS.



Everett L. Stevens
Florida Registered Land Surveyor #4079

NOT A SURVEY
Sketch Prepared to Accompany
Legal Description

FEE SIMPLE



HARRY W. MARLOW INC.
LAND SURVEYORS

3941-68TH AVE. N. PINELLAS PARK, FL. 34865
(813) 585-0045

DRAWN BY: J. D.

CHECKED BY: E. L. S.

FIELD BOOK: N/A PAGE:

RE: M. 5031

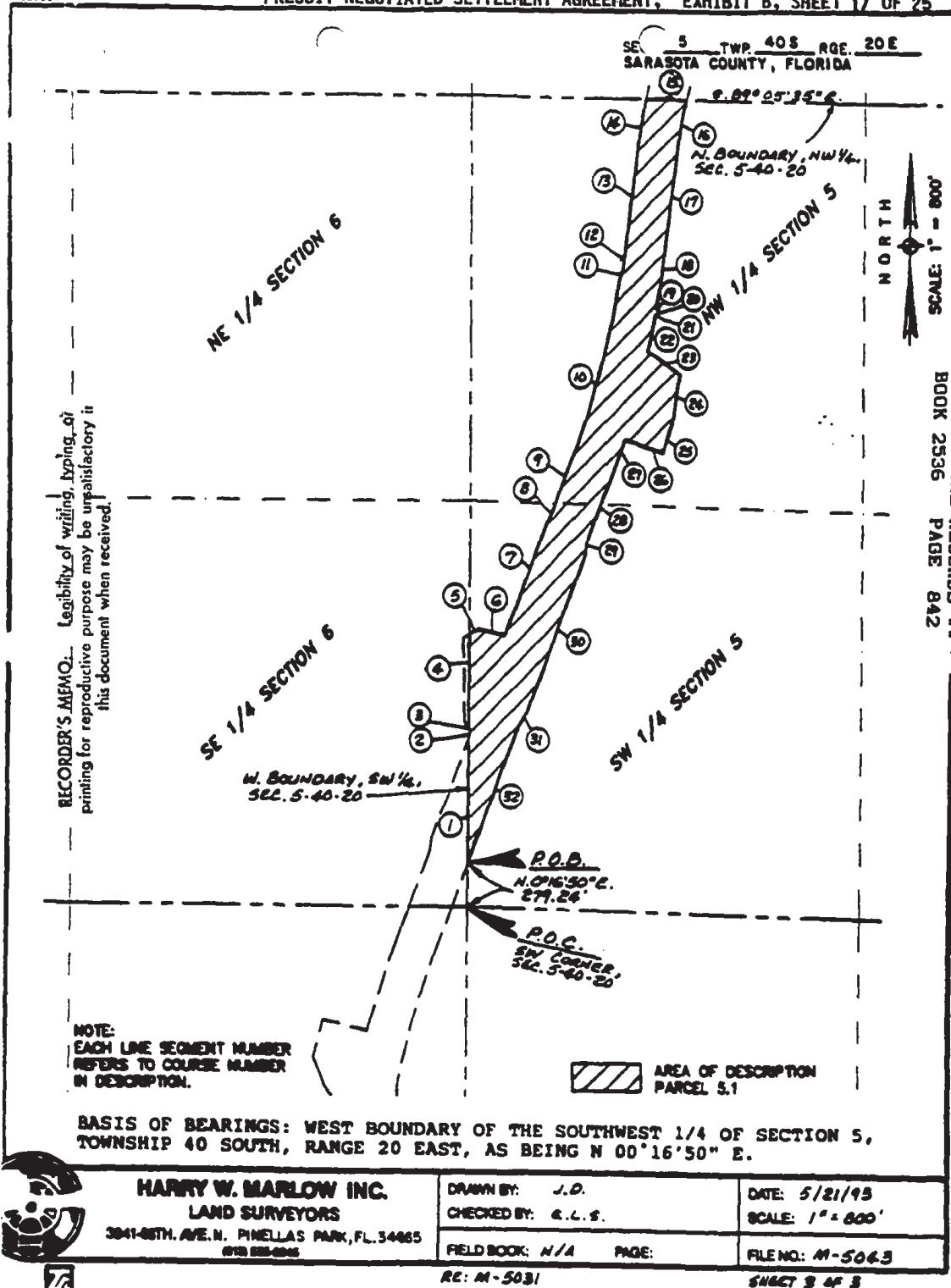
DATE: 5/21/98

SCALE: N/A

FILE NO: M-5043

SHEET 2 OF 3





PARCEL: 6.1

GRANTOR(S): TAYLOR RANCH, INC., A FLORIDA CORPORATION
PROJECT: PINE STREET EXTENSION

DESCRIPTION:

A PORTION OF THE GRANTOR'S TRACT, AS DESCRIBED IN O.R. 2180, PAGE 1597, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 89°50'37" W, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 105.06 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING SIX (6) COURSES:

- 1) CONTINUE N 89°50'37" W, ALONG SAID BOUNDARY A DISTANCE OF 288.69 FEET;
- 2) N 20°53'01" E, A DISTANCE OF 385.04 FEET;
- 3) N 09°34'25" E, A DISTANCE OF 101.98 FEET;
- 4) N 20°53'01" E, A DISTANCE OF 687.10 FEET TO THE EAST BOUNDARY OF SAID SOUTHEAST 1/4;
- 5) S 00°16'50" W, ALONG SAID BOUNDARY, A DISTANCE OF 824.11 FEET;
- 6) S 20°53'01" W, A DISTANCE OF 298.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 4.7193 ACRES, MORE OR LESS.



EVERETT L. STEVENS
Florida Registered Land Surveyor #4079

NOT A SURVEY
Sketch Prepared to Accompany
Legal Description

FEE SIMPLE



HARRY W. MARLOW INC.
LAND SURVEYORS

3941-68TH. AVE. N. PINELLAS PARK, FL. 34885
813-885-0046

DRAWN BY: J.D.
CHECKED BY: E.L.S.

DATE: 5/21/93
SCALE: N/A

FIELD BOOK: N/A PAGE:

FILE NO: M-5041

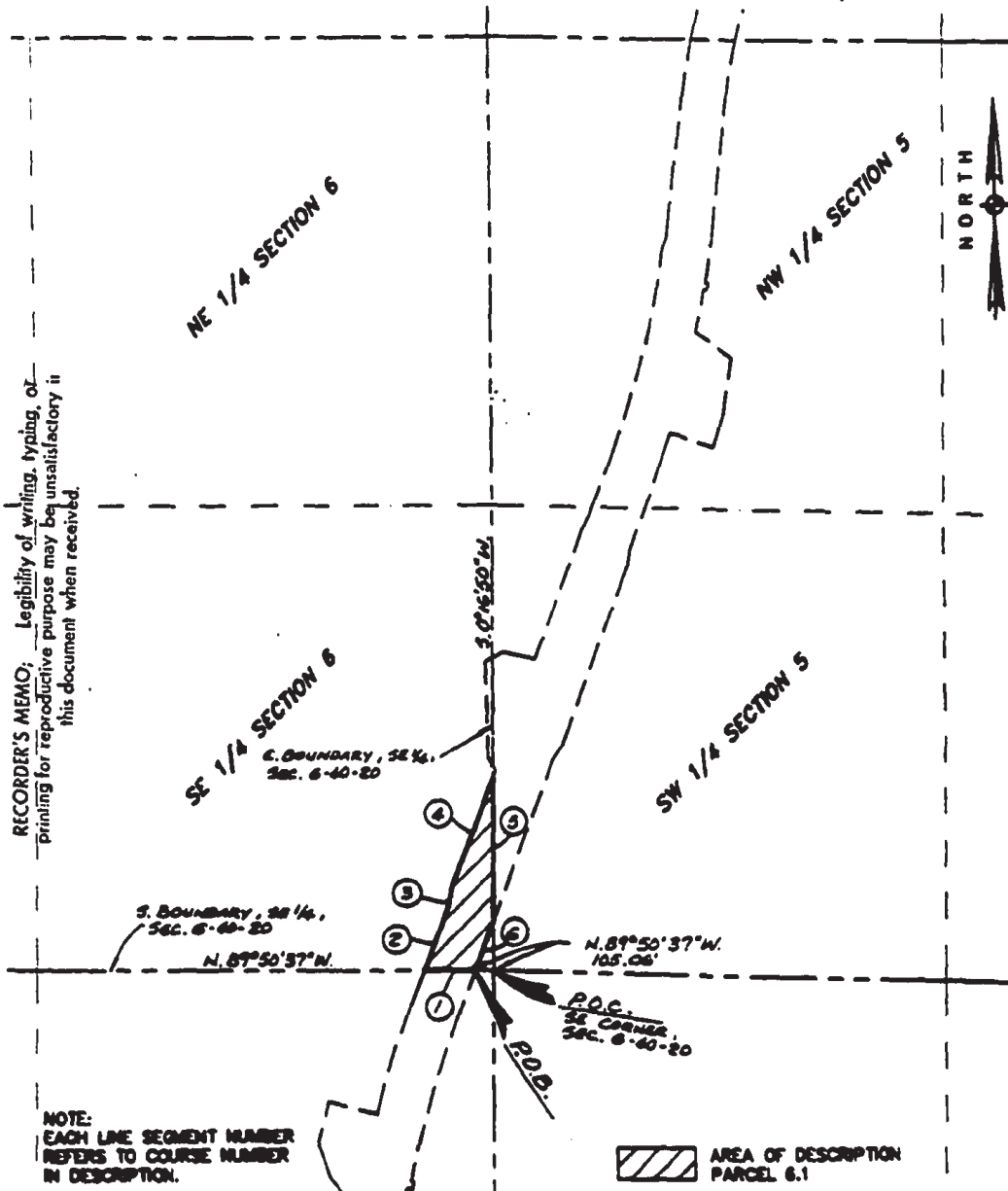
RE: M-5031

SHEET 1 OF 2

SEC. 6 TWP. 40 S. RGE. 20 E
SARASOTA COUNTY, FLORIDA

RECORDER'S MEMO: Legibility of writing, typing, or
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1" = 137.05'
N
BOOK 2536 PAGE 844
OFFICIAL RECORDS



BASIS OF BEARINGS: SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 40 SOUTH, RANGE 20 EAST, AS BEING N 89° 50' 37\" W.



HARRY W. MARLOW INC.
LAND SURVEYORS

3841-48TH. AVE. N. PINELLAS PARK, FL. 34885
(813) 882-0245

DRAWN BY: J.D.
CHECKED BY: G.L.G.

FIELD BOOK: N/A PAGE:

RE: M-5051

DATE: 6/21/93
SCALE: 1" = 600'

FILE NO: M-5061

SHEET 2 OF 2

SEC. 6 TWP. 40S RGE. 20E

** OFFICIAL RECORDS **
BOOK 2536 PAGE 845

PARCEL: 6.2

GRANTOR(S): TAYLOR RANCH, INC., A FLORIDA CORPORATION

PROJECT: PINE STREET EXTENSION

DESCRIPTION:

A PORTION OF THE GRANTOR'S TRACT, AS DESCRIBED IN O.R. 2180, PAGE 1597, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 00°16'50" E, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1168.25 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES:

- 1) N 31°07'04" W, A DISTANCE OF 52.24 FEET;
- 2) N 01°26'05" W, A DISTANCE OF 555.62 FEET;
- 3) N 62°12'11" E, A DISTANCE OF 49.70 FEET TO SAID EAST BOUNDARY;
- 4) S 00°16'50" W, ALONG SAID BOUNDARY, A DISTANCE OF 623.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 0.4787 ACRE, MORE OR LESS.



Everett L. Stevens
Florida Registered Land Surveyor #4079

NOT A SURVEY
Sketch Prepared to Accompany
Legal Description

FEE SIMPLE



HARRY W. MARLOW INC.
LAND SURVEYORS

3841-65TH AVE. N. PINELLAS PARK, FL. 34885
(813) 581-0945

DRAWN BY: J.D.
CHECKED BY: E.L.S.

FIELD BOOK: N/A

RE: M-5081

PAGE:

DATE: 5/21/93
SCALE: N/A

FILE NO: M-5082

SHEET 1 OF 2

PRESUIT NEGOTIATED SETTLEMENT AGREEMENT, EXHIBIT B, SHEET 21 OF 25

SEC. 6 TWP. 40 S. RGE. 20 E.
SARASOTA COUNTY, FLORIDA

RECORDER'S MEMO: Legibility of writing, typing, or
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NE 1/4 SECTION 6

NW 1/4 SECTION 5

N 110° 00'

000 - 1:3700

OFFICIAL RECORDS
BOOK 2536 PAGE 846

E. BOUNDARY, SE 1/4,
SEC. 6-40-20

SE 1/4 SECTION 6

SW 1/4 SECTION 5

P.O.B.

P.O.C.
E. BOUNDARY,
SEC. 6-40-20

NOTE:
EACH LINE SEGMENT NUMBER
REFERS TO COURSE NUMBER
IN DESCRIPTION.

AREA OF DESCRIPTION
PARCEL 6.2

BASIS OF BEARINGS: EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 40 SOUTH, RANGE 20 EAST, AS BEING N 00°16'50" E.



HARRY W. MARLOW INC.
LAND SURVEYORS

3841-88TH. AVE. N. PINELLAS PARK, FL. 34885
(813) 552-0245

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DATE: 5/21/93
SCALE: 1" = 800'

FIELD BOOK: N/A PAGE:

FILE NO.: M-5042

RE: M-5031

SHEET 2 OF 2

SEC 32 TWP. 39 S RGE. 20 E

PARCEL: 32.1

GRANTOR(S): TAYLOR RANCH, INC., A FLORIDA CORPORATION
PROJECT: PINE STREET EXTENSION

DESCRIPTION:

A PORTION OF THE GRANTOR'S TRACT, AS DESCRIBED IN O.R. 2180, PAGE 1597, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 89°05'35" E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1186.16 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE THE FOLLOWING THIRTY SEVEN (37) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 2999.79 FEET, CENTRAL ANGLE 012°24'31", ARC LENGTH 649.67 FEET, CHORD BEARING N 19°14'02" E, A DISTANCE OF 648.40 FEET;
- 2) LEAVING SAID CURVE, N 64°33'42" W, A DISTANCE OF 15.00 FEET;
- 3) N 25°44'18" E, A DISTANCE OF 31.57 FEET;
- 4) S 63°57'42" E, A DISTANCE OF 10.00 FEET, TO A POINT OF CURVE;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 3004.79 FEET, CENTRAL ANGLE 007°49'22", ARC LENGTH 410.25 FEET, CHORD BEARING N 29°56'59" E, A DISTANCE OF 409.94 FEET, TO A POINT OF TANGENCY;
- 6) N 33°51'40" E, A DISTANCE OF 472.86 FEET;
- 7) N 56°08'20" W, A DISTANCE OF 465.00 FEET;
- 8) N 33°51'40" E, A DISTANCE OF 343.00 FEET;
- 9) N 57°23'43" E, A DISTANCE OF 448.29 FEET;
- 10) S 56°08'20" E, A DISTANCE OF 301.00 FEET;
- 11) N 33°51'40" E, A DISTANCE OF 1735.97 FEET, TO A POINT OF CURVE;
- 12) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 1784.86 FEET, CENTRAL ANGLE 029°40'15", ARC LENGTH 924.30 FEET, CHORD BEARING N 19°01'33" E, A DISTANCE OF 914.01 FEET;
- 13) LEAVING SAID CURVE, N 15°14'39" W, A DISTANCE OF 97.39 FEET, TO A POINT OF CURVE;
- 14) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, RADIUS 1754.86 FEET, CENTRAL ANGLE 001°11'25", ARC LENGTH 36.46 FEET, CHORD BEARING N 00°35'43" E, A DISTANCE OF 36.46 FEET, TO A POINT OF TANGENCY;
- 15) N 00°00'00" E, A DISTANCE OF 58.72 FEET;
- 16) N 29°53'17" W, A DISTANCE OF 310.15 FEET;
- 17) N 17°15'42" W, A DISTANCE OF 371.53 FEET;
- 18) N 89°41'09" W, PARALLEL WITH AND 137.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION, A DISTANCE OF 630.77 FEET;
- 19) N 00°18'51" E, A DISTANCE OF 11.00 FEET TO THE EXISTING RIGHT-OF-WAY FOR U. S. HIGHWAY 41;
- 20) S 89°38'39" E, A DISTANCE OF 486.38 FEET;

OFFICIAL RECORDS
BOOK 2536 PAGE 647



HARRY W. MARLOW INC.
LAND SURVEYORS

3941-68TH AVE. N. PINELLAS PARK, FL. 34865
(727) 582-0244

DRAWN BY: J. D.

CHECKED BY: E. L. S.

DATE: 6/21/93

SCALE: N/A

FIELD BOOK: N/A PAGE:

FILE NO: M-5046

RE: M-5031

SHEET 1 OF 4

SE 32 TWP. 39 S RGE. 20 E

** OFFICIAL RECORDS **
BOOK 2536
PAGE 848

- 21) S 86°12'38" E, A DISTANCE OF 100.18 FEET;
- 22) S 89°38'39" E, A DISTANCE OF 1100.00 FEET;
- 23) S 78°20'03" E, A DISTANCE OF 50.99 FEET;
- 24) S 89°38'39" E, A DISTANCE OF 50.00 FEET;
- 25) N 67°28'05" E, A DISTANCE OF 41.14 FEET, TO A POINT OF CURVE;
- 26) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH,
RADIUS 5603.58 FEET, CENTRAL ANGLE 004°47'14", ARC LENGTH 468.19
FEET, CHORD BEARING S 87°15'02" E, A DISTANCE OF 468.05 FEET;
- 27) LEAVING SAID EXISTING RIGHT-OF-WAY AND SAID CURVE, N 89°41'09" W,
PARALLEL WITH AND 147.22 FEET SOUTH OF NORTH BOUNDARY OF SAID SECTION,
A DISTANCE OF 843.21 FEET;
- 28) S 17°30'35" W, A DISTANCE OF 342.25 FEET;
- 29) S 26°09'49" W, A DISTANCE OF 306.39 FEET;
- 30) S 00°00'00" W, A DISTANCE OF 66.32 FEET, TO A POINT OF CURVE;
- 31) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST,
RADIUS 2069.86 FEET, CENTRAL ANGLE 011°59'25", ARC LENGTH 433.16
FEET, CHORD BEARING S 05°59'43" W, A DISTANCE OF 432.37 FEET;
- 32) LEAVING SAID CURVE, S 64°11'45" E, A DISTANCE OF 392.56 FEET;
- 33) S 35°53'55" W, A DISTANCE OF 1060.72 FEET;
- 34) N 61°33'21" W, A DISTANCE OF 233.04 FEET;
- 35) S 33°51'40" W, A DISTANCE OF 2706.86 FEET, TO A POINT OF CURVE;
- 36) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST,
RADIUS 2734.79 FEET, CENTRAL ANGLE 019°38'10", ARC LENGTH 937.25
FEET, CHORD BEARING S 24°02'35" W, A DISTANCE OF 932.67 FEET
TO THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4;
- 37) LEAVING SAID CURVE, N 89°05'35" W, ALONG SAID BOUNDARY, A DISTANCE
OF 271.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN
GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE
DESCRIBED PROPERTY. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 54.5603 ACRES, MORE OR LESS.

Everett L. Stevens

Everett L. Stevens
Florida Registered Land Surveyor #4079

NOT A SURVEY
Sketch Prepared to Accompany
Legal Description

FEE SIMPLE



HARRY W. MARLOW INC.
LAND SURVEYORS

3041-85TH. AVE. N. PINELLAS PARK, FL. 34865
(813) 525-0945

DRAWN BY: J. D.
CHECKED BY: E. L. S.

FIELD BOOK: N/A PAGE:

DATE: 5/21/93
SCALE: N/A

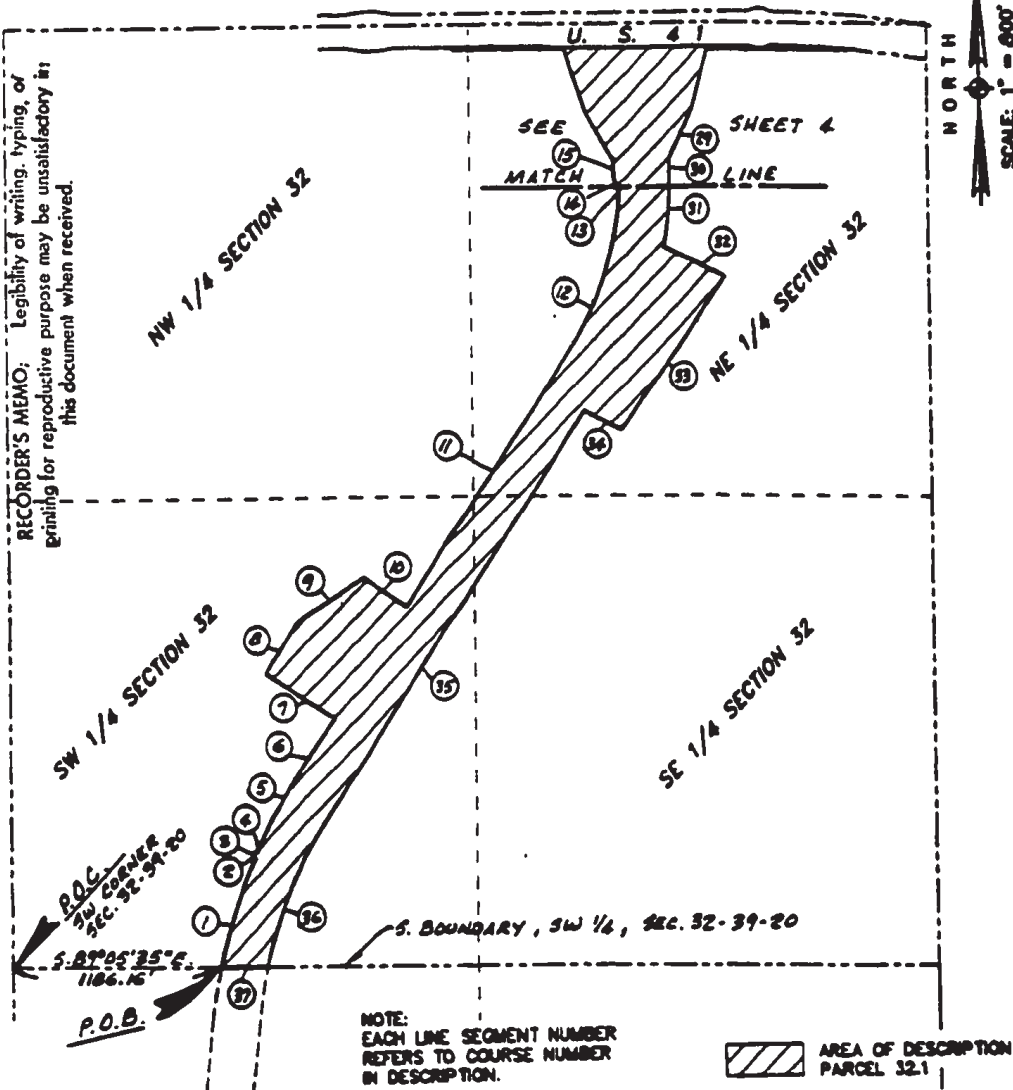
FILE NO: M-5044

RE: M-5031

SHEET 2 OF 4

329004

SUPPLEMENTAL PRESUIT NEGOTIATED SETTLEMENT AGREEMENT EXHIBIT B, SHEET 24 OF 25

SE 32 TWP. 39 S RGE. 20 E
SARASOTA COUNTY, FLORIDA** OFFICIAL RECORDS **
BOOK 2536 PAGE 903BASIS OF BEARINGS: SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST, AS BEING S 89°05'35\" E.HARRY W. MARLOW INC.
LAND SURVEYORS3841 68TH AVE. N. PINELLAS PARK, FL. 34665
(813) 525-0000DRAWN BY: J.D.
CHECKED BY: E.L.S.

FIELD BOOK: N/A PAGE:

RE: M-5031

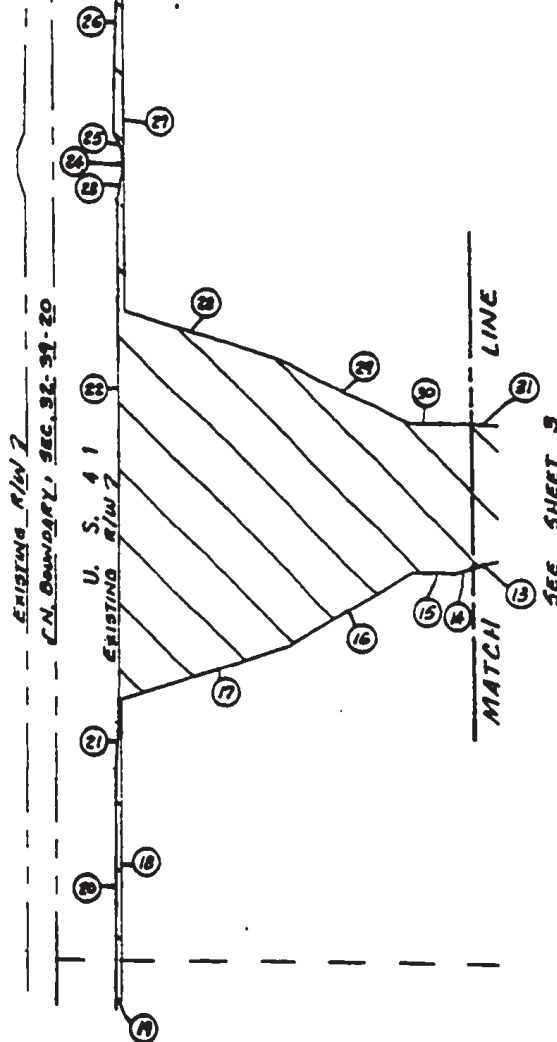
DATE: 5/21/93
SCALE: 1\" = 800'

FILE NO: M-5044

SHEET 3 OF 4

328004

SUPPLEMENTAL PRESUIT NEGOTIATED SETTLEMENT AGREEMENT, EXHIBIT B, SHEET 25 OF 25

SEC. 32 TWP. 39 S RGE. 20 E
SARASOTA COUNTY, FLORIDA** OFFICIAL RECORDS **
BOOK 2536 PAGE 904RECORDER'S MEMO; Legibility of writing, typing, or
printing for reproductive purpose may be unsatisfactory in
this document when received.NOTE:
EACH LINE SEGMENT NUMBER
REFERS TO COURSE NUMBER
IN DESCRIPTION.AREA OF DESCRIPTION
PARCEL 32.1BASIS OF BEARINGS: SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 39 SOUTH, RANGE 20 EAST, AS BEING S 89°05'35" E.HARRY W. MARLOW INC.
LAND SURVEYORS3841-65TH AVE. N., PINELLAS PARK, FL. 34865
813-885-8845DRAWN BY: J.D.
CHECKED BY: E.C.S.

FIELD BOOK: N/A. PAGE:

DATE: 5/21/93
SCALE: 1" = 300'

FILE NO.: M-5044

BY: M. S. 21

SHEET 25 OF 25

RESOLUTION 2022-14

[UNIT NO. 1 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING ON THE DISTRICT'S CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED AND MAILED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “**District**”), is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “**Act**”), and is situated in the City of North Port, Florida and unincorporated Sarasota County, Florida; and

WHEREAS, in accordance with Section 11 of the Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 relative to approximately 8,194 acres within the District (“**Unit No. 1**”); and

WHEREAS, on August 3, 2006, the Circuit Court of the Twentieth Judicial Circuit of Florida, in and for Sarasota County, Florida, rendered its final judgment validating the District's proposed issuance of up to \$44,905,000 aggregate principal amount of special assessment bonds, the proceeds of which bonds were to be applied to finance certain infrastructure improvements to be undertaken by the District within Unit No. 1; and

WHEREAS, on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of \$32,165,000 (the “**Series 2017 Bonds**”), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 i) relative to the “**Series 2007 Project**” as more particularly identified in that certain *Amended Unit of Development No. 1 Plan of Improvements* dated November 20, 2015, and ii) relative to the “**Series 2017 Project**” as more particularly identified in that certain *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 (collectively, the “**Plan of**

Improvements”); and

WHEREAS, in conjunction with the issuance of the Series 2017 Bonds, the District levied and imposed debt service special assessments (the “**Debt Assessments**”) on all developable land within Unit No. 1; and

WHEREAS, concurrent with the adoption of this Resolution, the District has entered into that certain i) *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1 (Diocese Property and Hospital Property)*, by and between the District, Manasota Beach Ranchlands, LLLP, and Main Street Ranchlands, LLLP, and ii) *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1 (Pine Street Property)*, by and between the District, DD Sunglow Blvd, LLC, Rodney A. Short, Widewaters Magnum 2020 Company, LLC, American Equities Partners, LLC, WP Venice LLC, Fulbright Holdings LLC, Twenty Three Realty LLC, Main Street Ranchlands, LLLP, Toll Southeast LP Company Inc., Manasota Beach Ranchlands, LLLP, and Lennar Homes, LLC, each dated July 14, 2022, together approving the inclusion of approximately 289 acres to the boundary of Unit No. 1 (hereinafter, the “**Boundary Amendment Property**”); and

WHEREAS, the District now has a need to levy and impose the Debt Assessments on the Boundary Amendment Property in proportion to the property’s benefit from such improvements and to reallocate the Debt Assessments on the existing lands within Unit No. 1; and

WHEREAS, the District has determined that it is in the best interest of the District and its residents and landowners to impose the Debt Assessments on the Boundary Amendment Property and to reallocate the Debt Assessments on the existing lands within Unit No. 1; and

WHEREAS, in furtherance thereof, i) the District desires to accordingly adopt that certain *Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated July 14, 2022 relative to the Series 2007 Project, and ii) that certain *Amendment to Plan of Improvements for 2017 Refinancing*, dated July 14, 2022 relative to the Series 2017 Project (the “**Amendments to the Plan of Improvements**,” and collectively, with the Plan of Improvements, the “**Revised Plan of Improvements**”); and

WHEREAS, in accordance with Section 298.301(2), *Florida Statutes*, the Board hereby desires to adopt this Resolution declaring its intent to consider adoption of the Revised Plan of Improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WEST VILLAGES
IMPROVEMENT DISTRICT:**

SECTION 1. INTENT TO CONSIDER ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS. The Board hereby declares its intent to consider adoption of the proposed Revised Plan of Improvements.

SECTION 2. FILING OF THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; NOTICE OF FILING OF SAME.

- A. Upon the adoption of this Resolution, the Revised Plan of Improvements shall have been filed with the Secretary of the District. The portion of the Revised Plan of Improvements relating to the Series 2007 Project is attached hereto as **Composite Exhibit A**. The portion of the Revised Plan of Improvements relating to the Series 2017 Project is attached hereto as **Composite Exhibit B**.
- B. The Board hereby directs the preparation and publication of a notice of the public hearing on the adoption of the Revised Plan of Improvements in the manner set forth in Section 298.301(2), *Florida Statutes*, which shall be published once a week for three (3) consecutive weeks in a newspaper of general circulation in Sarasota County. Additionally, the Board hereby directs a mailing of the notice of public hearing to those entities required to be so served pursuant to Section 298.301(3), *Florida Statutes*.

SECTION 2. PUBLIC HEARING ON ADOPTION OF THE PROPOSED REVISED PLAN OF IMPROVEMENTS. The Board hereby declares that a public hearing shall be held at 11:00 A.M., on August 18, 2022 at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293 for the purpose of hearing written comment and objection on the District's proposed adoption of the Revised Plan of Improvements.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED, this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary

Chairman/Vice-Chairman

Composite Exhibit A: Revised Plan of Improvements for Series 2007 Project
Composite Exhibit B: Revised Plan of Improvements for Series 2017 Project

Composite Exhibit A

Amended Unit of Development No. 1 Plan of Improvements dated November 20, 2015

Amendment to Amended Unit of Development No. 1 Plan of Improvements dated July 14, 2022

AMENDED UNIT OF DEVELOPMENT NO. 1

PLAN OF IMPROVEMENTS



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

November 20, 2015

AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENT

Table of Contents

ENGINEER'S CERTIFICATION	1
AERIAL LOCATION MAP	2
SECTION A. INTRODUCTIONS	4
1. General.....	4
2. Purpose and Scope	4
3. Lands in Unit of Development No. 2	4
SECTION B. EXISTING CONDITIONS.....	5
1. Topography	5
2. Soils and Vegetation.....	5
3. Land Use and Zoning	6
SECTION C. PLAN OF IMPROVEMENTS.....	7
1. Incorporation of Reference	7
2. Public Infrastructure Improvements	7
3. Permitting	8
4. Estimated Cost of Improvements	8
SECTION D. RIGHTS-OF-WAY/ PROPERTY INTERESTS	10
SECTION E. MAINTENANCE RESPONSIBILITIES	11
SECTION F. METHOD OF FINANCING.....	12
SECTION G. RECOMMENDATIONS	13
EXHIBIT "A" UNIT 1 SKETCH AND LEGAL DESCRIPTION.....	14

**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

ENGINEER'S CERTIFICATION
November 20, 2015

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, as a Professional Engineer in the State of Florida, that the information in this **Plan of Improvements for West Villages Improvement District Unit of Development No. 1** was assembled under my direct responsible charge. The certifying Engineer cannot be responsible for added or deleted information once distributed. This report is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This verification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-18.011(4).

Michael A. Kennedy, P.E.
Florida License No.: 38120

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
Tel: (941) 907-6900
Fax: (941) 907-6910

[Reproductions are not valid unless signed, dated
and embossed with an Engineer's seal]



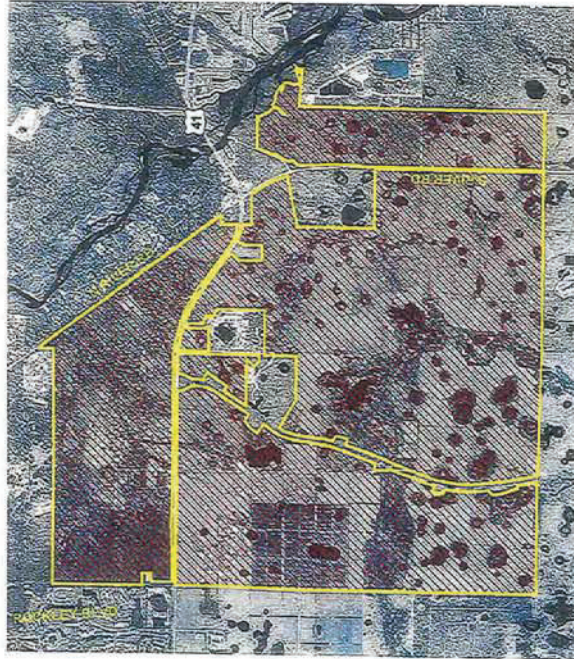
**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

AERIAL LOCATION MAP
November 20, 2015

AERIAL LOCATION MAP



WVID Unit 1



Legend

- COUNTY BOUNDARIES
- NORTH PORT CITY LIMITS
- WEST VILLAGES IMPROVEMENT DISTRICT
- UNIT 1 BOUNDARY

WVID County Location Map



West Villages Improvement District - Unit 1 Boundary



**Kimley-Horn
and Associates, Inc.**

Contact: Alan Miao, AICP, 941-232-9127
Cell: 941-232-9128
Aerial Flight Date: December 2004

AMENDED UNIT OF DEVELOPMENT NO. 1 PLAN OF IMPROVEMENTS

SECTION A. INTRODUCTION
November 20, 2015

SECTION A. INTRODUCTION

1. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-458, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. Purpose and Scope

The purpose of this Plan of Improvements is to present the nature and extend of the improvements which may be implemented by WVID for and on behalf of the Unit of Development, which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this Plan of Improvements generally describes the existing land within Unit No. 1 and the proposed improvements and recommendations. The Plan of Improvements is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been prepared.

3. Lands in Unit of Development No. 1

West Villages Improvement District Resolution No. 2008-08 designated approximately 8,193 acres of the West Villages Improvement District as the West Villages Improvement District Unit of Development No. 1 ("Unit 1"). Unit 1 consists of all of the property contained within WVID.

Aerial Location Map hereof shows the location of Unit of Development No. 1 in relation to the City of North Port and Sarasota County. The Legal Description and Sketch (Exhibit "A") reflects the lands included in Unit of Development No. 1.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION B. EXISTING CONDITIONS
November 20, 2015

SECTION B. EXISTING CONDITIONS

1. Topography

The area within Unit of Development No. 1 is relatively flat with site elevations ranging from approximately 4.5 feet to 15 feet based on 1983 Southwest Florida Water Management District contour maps and U.S.C. & G.A.S. Datum. The lower elevations occur in the wetlands along the east side of the site while the higher elevations are located near the southwest corner of the site. The Unit is primarily underdeveloped pasture and rangelands, upland pine flatwood, wetlands, and undeveloped woodlands.

2. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within the Unit currently consists of 22 different vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands. These land altering activities have comprised, to a certain extent, the overall quality on several of the onsite vegetation communities. The predominate habitat types on the site are disturbed pine flatwoods, hardwood conifer mixed, wetlands, improved pastures, and mixed rangelands.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION B. EXISTING CONDITIONS
November 20, 2015

3. Land Use and Zoning

Unit 1 is located within the City of North Port, Florida ("City"). Parcels within Unit 1 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive a Village comprehensive plan and zoning designation from the City that is compatible with the comprehensive land use plan adopted by the City.

AMENDED UNIT OF DEVELOPMENT NO. 1 PLAN OF IMPROVEMENTS

SECTION C. PLAN OF IMPROVEMENTS
November 20, 2015

SECTION C. PLAN OF IMPROVEMENTS

1. Incorporation by Reference

In compliance with Florida Statute 298.225(3), Section 189.415, Florida Statutes, as Facility Reports are prepared, they will be incorporated by reference and made part hereof. The Facility Reports will be available for inspection and copying at WVID's administrative headquarters.

2. Public Infrastructure Improvements

Unit 1 was formed in order to finance District-wide improvements and also to finance standards development and master planning activities required to develop public infrastructure plans for the Unit (the "Project").

The improvements as well as the standards development and master planning for the Unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Preparation and Development of Regulatory Standards and Procedures
- Master Planning for Public Infrastructure needs
- Alignment of future Units and Allocation of Benefit methodologies and procedures
- Roadways, including thoroughfares, arterial, collector, or local streets
- Stormwater Improvements
- Master Irrigation facilities
- Roadways Landscape, Lighting, Signage, and Furnishings
- Roadways Gateway features
- Park and Recreation improvements
- Fire/ Rescue, Law Enforcement, Solid Waste, and General Government related facilities contributions to the City of North Port
- School sites
- Engineering and Contingencies



AMENDED UNIT OF DEVELOPMENT NO. 1 PLAN OF IMPROVEMENTS

SECTION C. PLAN OF IMPROVEMENTS
November 20, 2015

3. Permitting

Required permits will be applied for as the design of various facilities progresses.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan or permitting of the Plan of Improvements, subject to continued compliance with all agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.

4. Estimated Cost of Improvements

Table 1 lists the components of the Plan of Improvements for Unit of Development No. 1, together with their estimated costs of design, implementation and construction. The Table also includes an estimate of administrative, engineering and legal fees, and contingencies associated with the improvements. The Table is divided into two sections, those being projects previously constructed and those planned for future construction.

Table 1
Estimated Cost of Improvements

A. Previously Constructed Projects

Element	Cost
Master Planning	\$ 1,407,452
Major Thoroughfare Landscape, Lighting, Signing, and Furnishings	\$ 3,161,645
Gateway Features	\$ 949,354
Regional Parks	\$ 2,725,617
Fire Rescue/ Law Enforcement/ Solid Waste/ General Government Contributions	\$ 487,675
Subtotal	\$ 8,731,743
Engineering, Legal and Administrative	\$ 4,000,957
Contingencies	-0-
Subtotal	\$ 4,000,957
Total	\$ 12,732,700



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION C. PLAN OF IMPROVEMENTS
November 20, 2015

B. Future Construction Projects

Element	Cost
Master Planning	\$ 50,000
Roadway Improvements and Enhancements	\$ 4,950,000
Gateway Features	\$ 500,000
Regional Parks/ Recreation	\$ 2,500,000
General Government Contributions (Emergency Services, Education, other Government/ Public Facilities and Services)	\$ 6,000,000
Subtotal	\$14,000,000
Engineering, Legal and Administrative	\$1,750,000
Contingencies	\$1,750,000
Subtotal	\$3,500,000
Total	\$17,500,000

Please note that estimated individual Element totals will vary and are only to establish a Total Estimated Cost of Improvements.

**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION D. RIGHTS-OF-WAY/ PROPERTY INTERESTS
November 20, 2015

SECTION D. RIGHTS-OF-WAY/ PROPERTY INTERESTS

The WVID will be required to acquire certain real property interests, including fee simple title, rights-of-way, easements and access as necessary for the implementation, installation, operation, and maintenance of the Project. It is anticipated that some of said real property interests will be donated by the landowners in the Unit and some will be purchased by the WVID from the landowners within and outside the Unit. The above Estimated Costs of Improvements include allowances for such purchases.

**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION E. MAINTENANCE RESPONSIBILITIES
November 20, 2015

SECTION E. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and updating of the Master Plans and Standards as the District develops. It is expected that this responsibility will remain with the WVID in cooperation with the Developer.
2. Maintenance and operation of the Gateway features and Landscaping and Irrigation associated with the roadway system. It is expected that this responsibility will remain with the WVID, although some may remain with the developer.
3. Maintenance and operation of the Regional Parks. It is expected that the Regional Parks may be turned over to the City of North Port upon its request and that the City of North Port may assume operation and maintenance responsibilities (although the District may retain ownership). Unless and until that time, the WVID will be responsible for operation and maintenance of the Regional Parks.
4. Maintenance and operation of the Fire Rescue and Law Enforcement facilities and equipment. Any Fire Rescue and Law Enforcement facilities and equipment will be turned over to the City of North Port for operation and maintenance.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION F. METHOD OF FUNDING
November 20, 2015

SECTION F. METHOD OF FUNDING

Several alternative methods of funding the implementation of improvements authorized in the Plan of Improvements which is to be constructed on existing or acquired rights-of-way are available to the WVID in accordance with past policy and applicable State Statutes. These are as follows:

1. Donations by the landowners of the proposed improvements provided such improvements are constructed in accordance with plans and specifications approved by the WVID Engineer and designed by WVID Project Engineer(s).
2. Donation of funding by the landowners to the WVID for construction of required improvements.
3. Construction of required improvements utilizing available non-ad valorem assessments, loan or bond proceeds, with the loans or bonds being repaid from annual assessments to the benefitted lands within the Unit until the indebtedness are retired.

Combination of 1, 2 and 3 above, including the authority, if the WVID so determines, to reimburse the landowners for any funds previously advanced by them to the WVID or for improvements constructed by them and turned over to the WVID, to the extent said improvements, works or services are authorized in this Plan

**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION G. RECOMMENDATIONS
November 20, 2015

SECTION G. RECOMMENDATIONS

Based on the information presented in this Plan, the following recommendations are made:

1. That the West Villages Improvement District Board of Supervisors approve the Plan of Improvements.
2. That all lands, rights-of-way or easements required for the Plan be acquired by or furnished to the WVID, in fee simple title by perpetual easement, as the case may be.
3. That usage of the provisions of Chapter 170, Florida Statutes, or Chapter 298, Florida Statutes, and/or Chapter 2004-456, be authorized by the determination, assessment, apportionment, levy, collection, and repayment of such non-ad valorem assessments, connection charges or fees as the Board of Supervisors deems appropriate.
4. That the improvements presented in this Plan be implemented and upon their completion thereafter be either owned by the WVID or turned over to the appropriate unit of local government, which will maintain and operate same for the benefit of the lands within Unit of Development No. 1.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

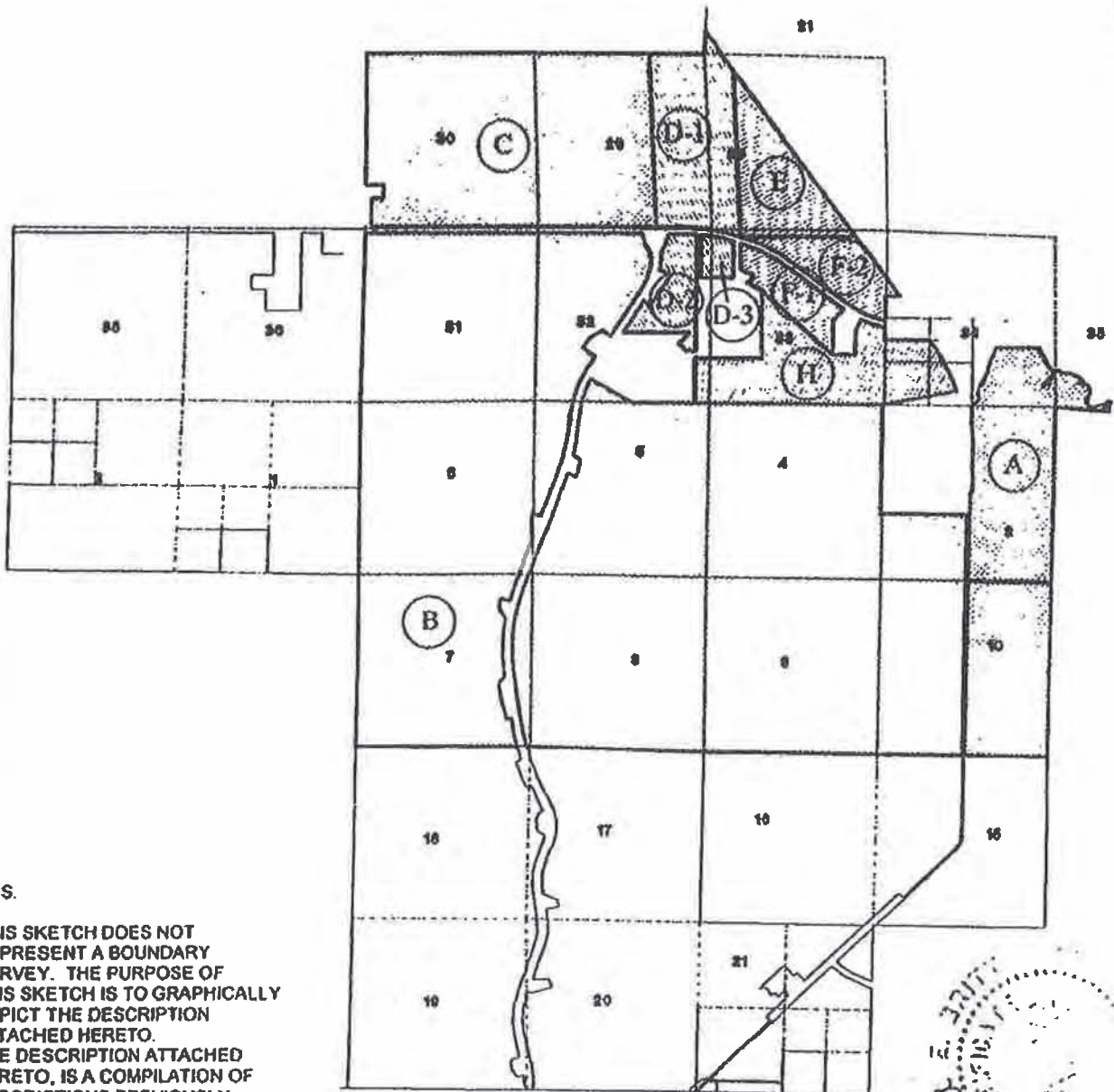
EXHIBIT "A" UNIT 1 SKETCH AND LEGAL DESCRIPTION
November 20, 2015

EXHIBIT "A" UNIT 1 SKETCH AND LEGAL DESCRIPTION



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY KEY MAP

SCALE: 1" = 5000'



NOTES.

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY DEPICT THE DESCRIPTION ATTACHED HERETO.
2. THE DESCRIPTION ATTACHED HERETO, IS A COMPILATION OF DESCRIPTIONS PREVIOUSLY PREPARED FOR ANNEXATION PARCELS.

Randall E. Britt
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3979

PREPARED FOR

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH NOVEMBER 21, 2005

JOB NUMBER 05-11-51



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. #638

606 Cypress Avenue Venice, Florida 34285
Telephone (941) 493-1396 Fax (941) 484-5766
Email: bsr@brittsurveying.com

DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

PARCEL "B"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

**All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).**

That portion of Section 32 lying West of Right-of-way for Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, and lying South of Right-of-way of U.S. Highway #41 (State Road #45); Also that portion of Section 32 described as follows:

Commence at a 4" concrete monument (LS #1303) found marking the Southeast corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°05'06"W., along the

South line of said Section 32 as monumented, a distance of 2354.83 feet to an Iron Rod & Cap LB # 043 found for a POINT OF BEGINNING; thence continue along said South line of Section 32 as monumented, N.89°06'30"W., a distance of 1518.80 feet to the easterly Right-of-way line of Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, same being a curve to the right, having: a radius of 2734.79 feet, a central angle of 15°34'00", a chord bearing of N.20°00'32"E., and a chord length of 740.73 feet; thence northeasterly along said easterly Right-of-way line of Pine Street Extension, along the arc of said curve, an arc length of 743.01 feet to an Iron Rod & Cap LB #043 found marking the southerly line of lands described in Official Records Book 2785, Page 634, Public Records of Sarasota County, Florida; thence S.60°12'45"E., along said southerly line of lands described in Official Records Book 2785, Page 634, a distance of 1429.96 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 7, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a

point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-2

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

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W. along the East Line of said Section 32 a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 04°13'27", a chord bearing of N.82°31'13"W., and a chord length of 413.04 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 413.13 feet to the POINT OF BEGINNING, same being a point on the West Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along said West Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 3533.90 feet to a point on the Northerly Line of Lands described in Official Records Book 2785, Page 634; thence along said Northerly Line the following four (4) courses and distances: (1) N.89°29'35"W., a distance of 290.64 feet; (2) thence N.44°41'43"W., a distance of 293.63 feet; (3) thence N.43°18'10"E., a distance of 463.97 feet; (4) thence N.89°29'35"W., a distance of 2052.16 feet to a point on the Easterly Line of Pine Street, (Not Open) as shown on the Sarasota County Right of Way Map, prepared by Harry W. Marlow, P.L.S.; thence Northerly along the Easterly Line of said Pine Street the following eight (8) courses and distances: (1) N.33°51'40"E a distance of 1151.27 feet; (2) thence S.61°33'22"E., a distance of 233.04 feet; (3) thence N.35°54'33"E., a distance of 1060.63 feet; (4) thence N.64°10'57"W., a distance of 392.56 feet to the point of curvature of a curve to the left having a radius of 2069.86 feet, a central angle of 12°00'14", a chord bearing of N.06°00'06"E., and a chord length of 432.86 feet; (5) thence along the arc of said curve an arc length of 433.65 feet to the end of said curve; (6) thence N.00°00'00"E., a distance of 65.87 feet; (7) thence N.26°09'49"E., a distance of 306.39 feet; (8) thence N.17°29'15"E., a distance of 342.67 feet to a point on the Southerly Right of Way of said U.S. Highway No.41; thence S.89°41'04"E., along said Southerly Right of way a distance of 843.04 feet to the point of curvature of a curve to the right having a radius of 5603.58 feet, a central angle of 00°12'52", a chord bearing of S.84°44'23"E., and a chord length of 20.96 feet; thence along the arc of said curve an arc length of 20.96 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly

Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41, (State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of

Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a

point on a curve to the left having a radius of 5791.58 feet, a central angle of $03^{\circ}54'56''$, a chord bearing of $N.69^{\circ}36'26''W.$, and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence $N.90^{\circ}00'00''E.$, leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence $S.36^{\circ}46'13''E.$, along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence $N.89^{\circ}48'07''W.$, leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}58'25''W.$, along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL "H"

A portion of Sections 32, 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence $N.89^{\circ}04'43''W.$, along the South line of said Section 32, a distance of 410.14 feet to the Southeast corner of the lands described in Official Records Book 2785 at Page 634, of the Public Records of Sarasota County, Florida; thence $N.00^{\circ}30'25''E.$, along the East line of said lands described in Official Records Book and Page, same being the West line of a 120.00 foot wide Perpetual Non-exclusive Easement per Official Records Book 2785 at Page 641, a distance of 1400.76 feet to a point on the westerly extension of the southerly boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along the westerly extension and boundary of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) $S.89^{\circ}29'35''E.$, a distance of 1960.21 feet; (2) thence $N.00^{\circ}30'25''E.$, a distance of 2062.70 feet to the Northeast corner of said lands; thence $S.48^{\circ}24'50''E.$, a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) $S.89^{\circ}58'33''E.$, a distance 676.50 feet; (2) thence $N.00^{\circ}01'27''E.$, a distance of 752.33 feet; (3) thence $N.28^{\circ}06'22''E.$, a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of $14^{\circ}28'18''$, a chord bearing of $S.72^{\circ}07'12''E.$ and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}16'02''W.$, along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence $S.89^{\circ}37'27''E.$, a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) $S.00^{\circ}07'30''W.$, a distance of 5.48 feet; (2) thence $S.89^{\circ}23'52''E.$, a distance of 9.74 feet; (3) thence $S.36^{\circ}39'07''E.$, a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central

angle of $02^{\circ}00'54''$, a chord bearing of $S.35^{\circ}38'40''E.$ and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence $N.55^{\circ}21'47''E.$, radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of $15^{\circ}31'30''$, a chord bearing of $S.26^{\circ}52'28''E.$ and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence $S.78^{\circ}41'04''W.$, along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $N.89^{\circ}39'52''W.$, along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

Overall Parcel contains 8193.748 acres, more or less.

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 1

Amendment to Amended Unit No. 1 Plan of Improvements
Engineer's Report dated November 20, 2015

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this Amendment to the Amended Unit No. 1 Plan of Improvements Engineer's Report prepared by Stantec Consulting Services Inc. on November 20, 2015, is to revise and update the area and boundary. The new area will be 8,480.7 acres. An updated sketch and legal description for the revised boundary is included in Exhibit 1. There are no additional changes to the original Engineer's Report.

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

SCALE: 1" = 5000'



This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 1 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 2 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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All of Section 7.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord

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SARASOTA COUNTY, FLORIDA



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feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence

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N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Overall Parcel contains 8480.6592 acres, more or less.

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Composite Exhibit B

Plan of Improvements for 2017 Refinancing, dated June 29, 2017

Amendment to Plan of Improvements for 2017 Refinancing, dated July 14, 2022

WEST VILLAGES IMPROVEMENT DISTRICT PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

June 29, 2017

**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

Table of Contents

- 1. INTRODUCTION**
- 2. GENERAL DESCRIPTION**
- 3. INFRASTRUCTURE IMPROVEMENTS**
- 4. SUMMARY AND CONCLUSION**

LIST OF TABLES

- TABLE 1 PROPOSED IMPROVEMENT COSTS (SUMMARY)

LIST OF EXHIBITS

- EXHIBIT 1 OVERALL BOUNDARY OF WVID
EXHIBIT 2 UNIT 1 BOUNDARY MAP
EXHIBIT 3 UNIT 2 BOUNDARY MAP
EXHIBIT 4 UNIT 3 BOUNDARY MAP
EXHIBIT 5 UNIT 4 BOUNDARY MAP
EXHIBIT 6 SKETCH AND LEGAL DESCRIPTION

1. INTRODUCTIONS

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

District has adopted a Plan of Improvements for the 2007 Project which remains in full force and effect. For those improvements, refer to adopted Plan.

The purpose of this Report is to present the nature and extent of the improvements intended to be funded, in part, by the District's Series 2017 Refunding Bonds (Unit of Development No. 1) which may be implemented by WVID for and on behalf of the Unit of Development No. 1 (the 2017 Project), which improvements will thereafter be owned, operated and/or maintained by either WVID or other legally empowered governmental entities. The text generally describes the existing land within Unit No. 1 and the proposed improvements comprising the 2017 Project.

Aerial Location Maps (Exhibits "1 through 5") hereof shows overall District Boundary and the location of Unit of Developments Nos. 1 through 4. The Legal Description and Sketch (Exhibit "6") reflects the lands included in Unit of Development No. 1.

2 GENERAL DESCRIPTION

A. Topography

The area within Unit of Development No. 1 (the Unit) is relatively flat with site elevations ranging from approximately 4.5 feet to 15 feet based on 1983 Southwest Florida Water Management District contour maps and U.S.C. & G.A.S. Datum. The lower elevations occur in the wetlands along the east side of the site while the higher elevations are located near the southwest corner of the site. The Unit is primarily underdeveloped pasture and rangelands, upland pine flatwood, wetlands, and undeveloped woodlands.



**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

B. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within the Unit currently consists of 22 different vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands. These land altering activities have comprised, to a certain extent, the overall quality on several of the onsite vegetation communities. The predominate habitat types on the site are disturbed pine flatwoods, hardwood conifer mixed, wetlands, improved pastures, and mixed rangelands.

C. Land Use and Zoning

Unit 1 is located within the City of North Port, Florida ("City"). Parcels within Unit 1 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive a Village comprehensive plan and zoning designation from the City that is compatible with the comprehensive land use plan adopted by the City.

3. INFRASTRUCTURE IMPROVEMENTS

A. Public Infrastructure Improvements

The improvements as well as the standards development and master planning for the Unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Roadways, including thoroughfares, arterial, collector, or local streets (including related drainage)
- Master Irrigation Facilities
- Gateway Features and Landscaping
- Engineering and Contingencies

B. Permitting

Required permits will be applied for as the design of various facilities progresses.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan or permitting of the Plan of Improvements, subject to continued compliance with all agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the 2017 Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.

C. Rights-of-Way

The WVID will be required to acquire certain real property interests, including fee simple title, rights-of-way, easements and access as necessary for the implementation, installation, operation, and maintenance of the 2017 Project. It is anticipated that some of said real property interests will be donated by the landowners in the Unit and some will be purchased by the WVID (subject to statutory approvals and satisfactory appraisals) from the landowners within and outside the Unit. The Estimated Costs of Improvements include allowances for such purchases.

**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

D. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the 2017 Project will include the following:

1. Maintenance and updating of the Master Plans and Standards as the District develops. It is expected that this responsibility will remain with the WVID in cooperation with the Developer.
2. Maintenance and operation of the roadways and Gateway features and Landscaping and Irrigation associated with the roadway system. It is expected that this responsibility will remain with the WVID.
3. Maintenance of other utilities such as water and sewer (including lines, pump stations, treatment plants, etc.) are expected to be turned over to the City of North Port.

4 SUMMARY AND CONCLUSION

The 2017 Project as outlined is necessary for the functional development of the District. The 2017 Project is being designed in accordance with current governmental regulatory requirements. The 2017 Project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the 2017 Project are based upon concurrent development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements for the 2017 Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



LIST OF TABLES

TABLE 1	PROPOSED IMPROVEMENT COSTS (SUMMARY)
---------	--------------------------------------

**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

**Table 1
Estimated Cost of Improvements for 2017 Project**

Element	Cost
Roadway Improvements and Enhancements	\$ 2,500,000
Master Irrigation Facilities	\$ 800,000
Gateway Features and Landscaping	\$ 300,000
Subtotal	\$ 3,600,000
Contingencies (10%)	\$ 360,000
Engineering, Legal and Administrative (15%)	\$ 540,000
Subtotal	\$ 900,000
Total	\$ 4,500,000

Please note that estimated individual Element totals will vary and are only to establish a Total Estimated Cost of Improvements.

LIST OF EXHIBITS

**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

EXHIBIT 1	OVERALL BOUNDARY OF WVID
EXHIBIT 2	UNIT 1 BOUNDARY MAP
EXHIBIT 3	UNIT 2 BOUNDARY MAP
EXHIBIT 4	UNIT 3 BOUNDARY MAP
EXHIBIT 5	UNIT 4 BOUNDARY MAP
EXHIBIT 6	SKETCH AND LEGAL DESCRIPTION – UNIT 1

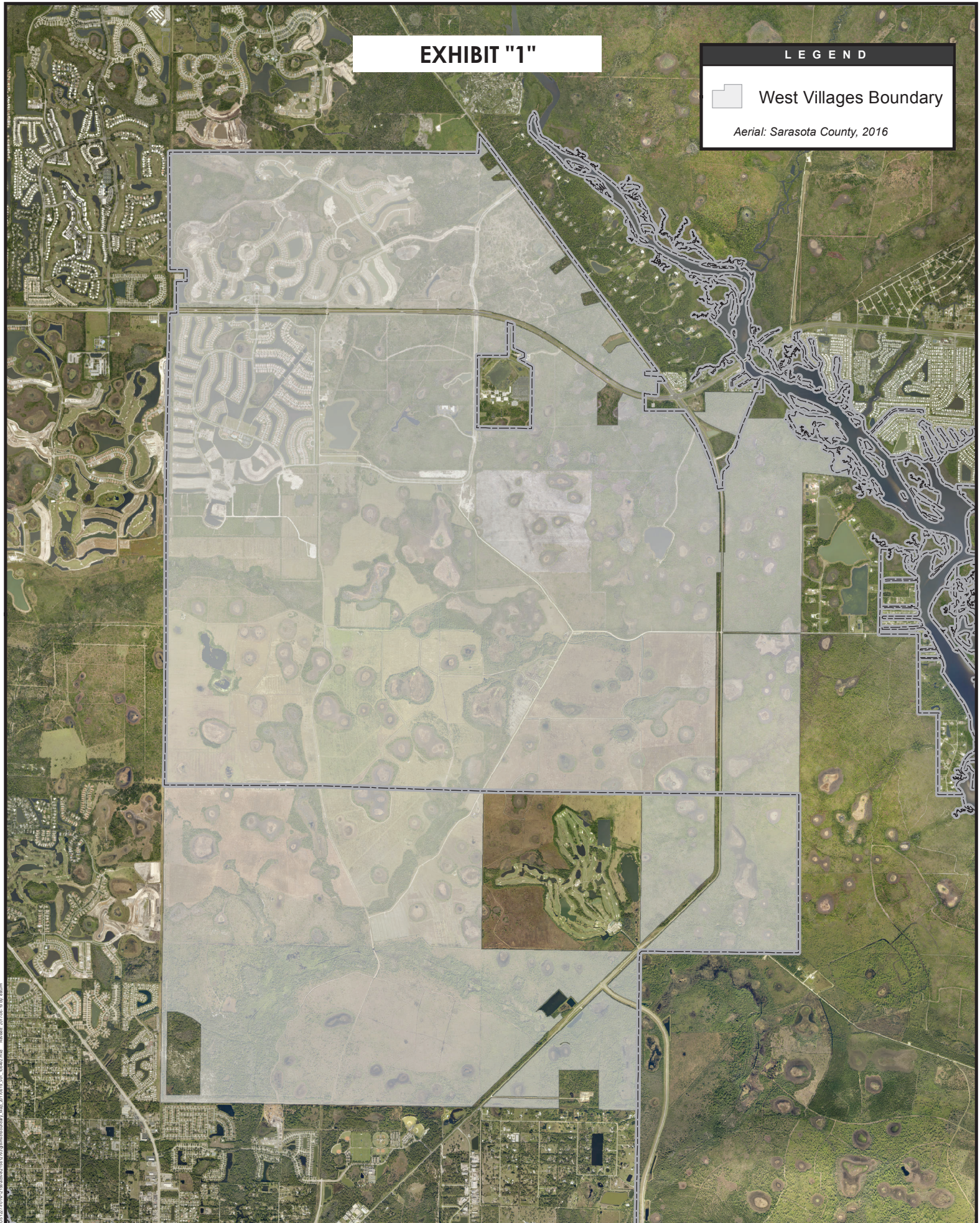
EXHIBIT "1"

LEGEND



West Villages Boundary

Aerial: Sarasota County, 2016



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West Villages Improvement District

Boundary Map
June 2017

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911

0 1,000 2,000
Feet

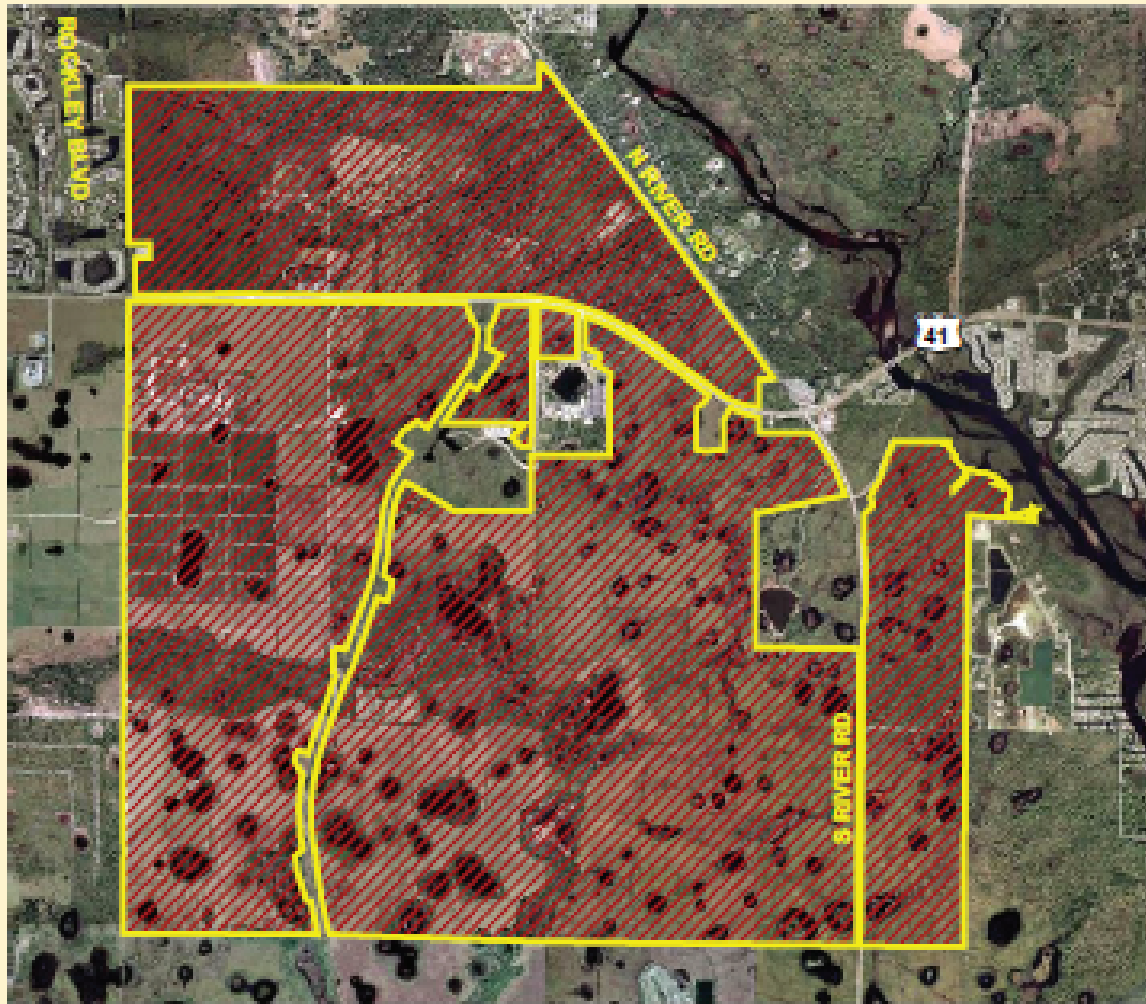


Page 127

Prepared by: E.E.S. 06/19/17

EXHIBIT "2"

WVID Unit 1



Legend





-  COUNTY BOUNDARIES
-  NORTH PORT CITY LIMITS
-  WEST VILLAGES IMPROVEMENT DISTRICT
-  UNIT 1 BOUNDARY

EXHIBIT "3"

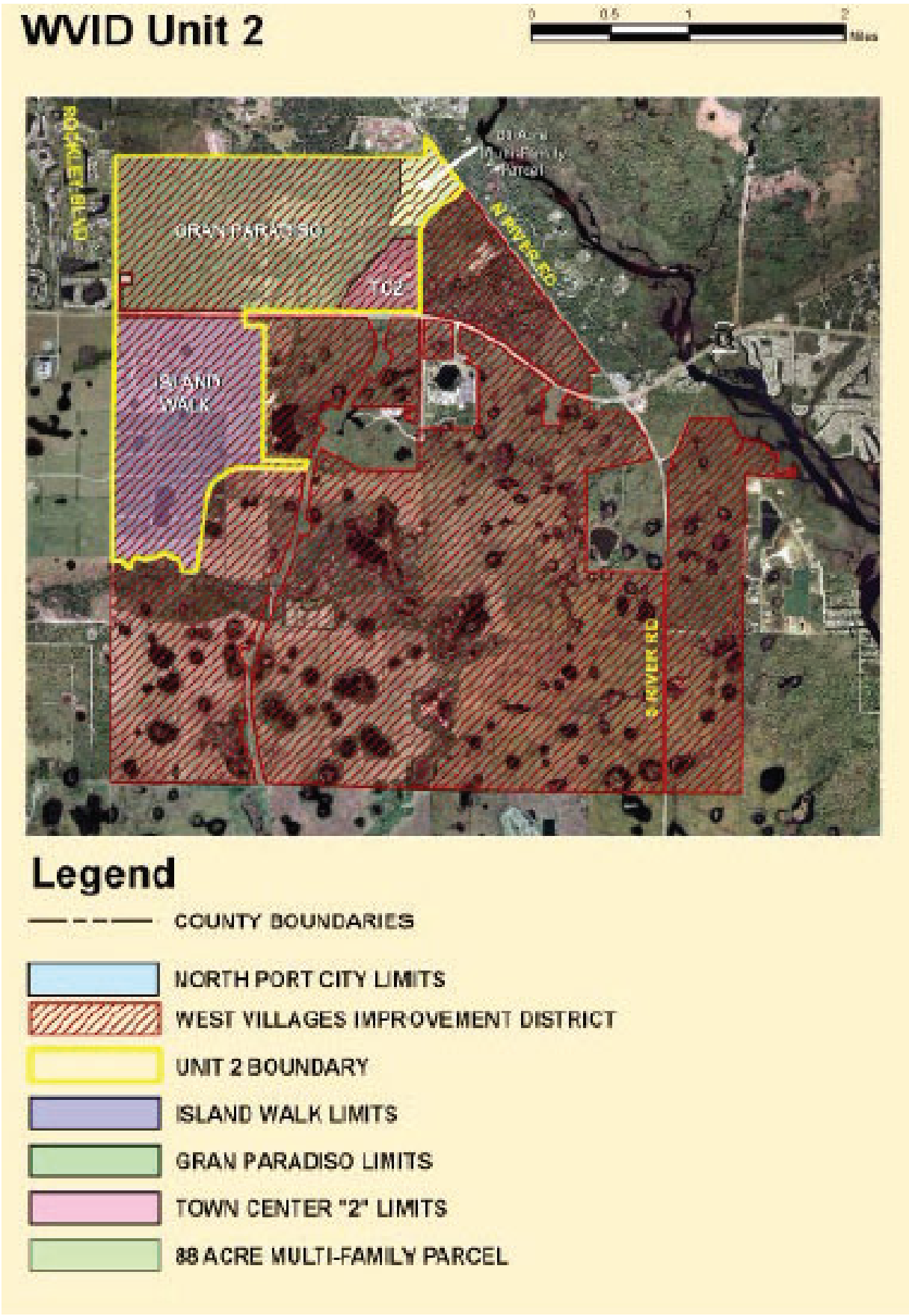
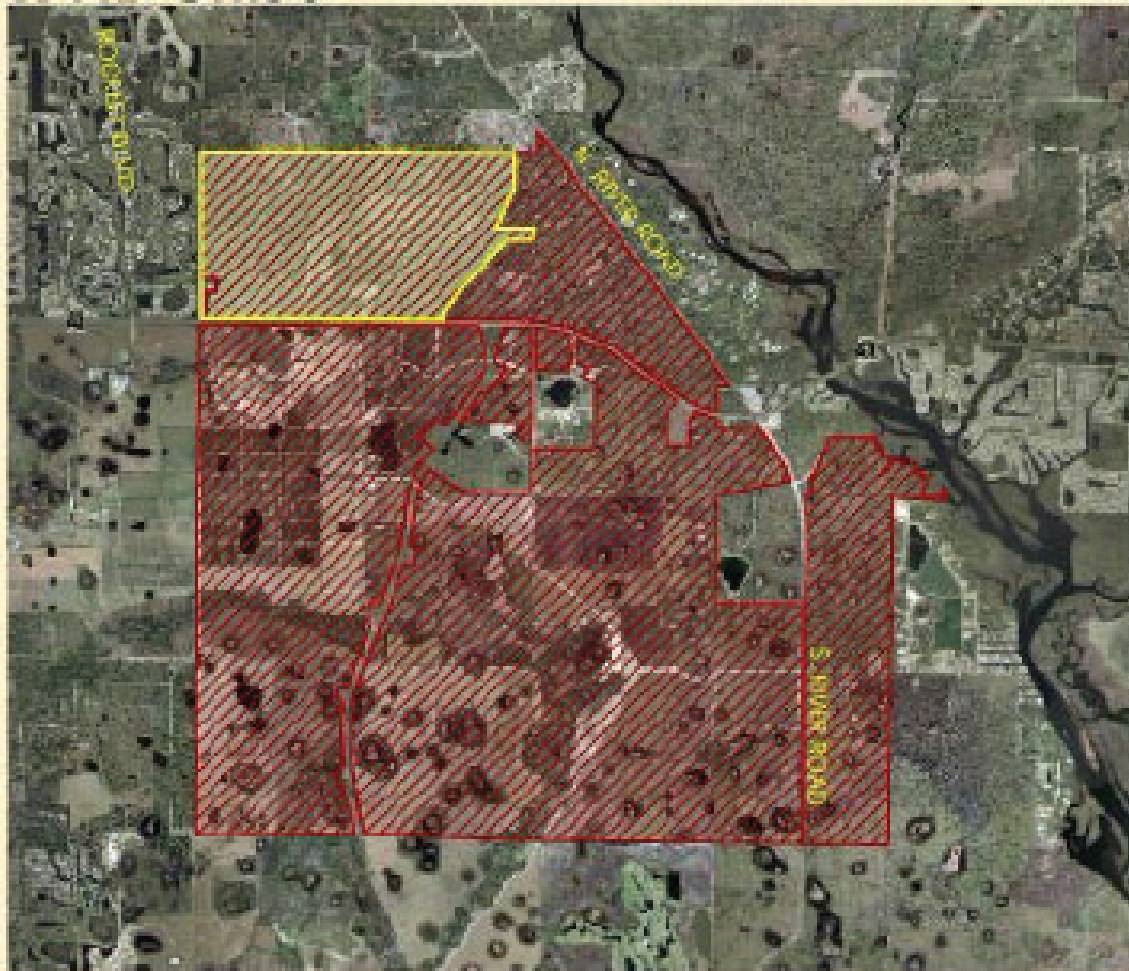
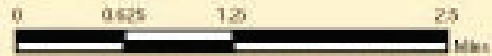


EXHIBIT "4"

WVID Unit 3



Legend



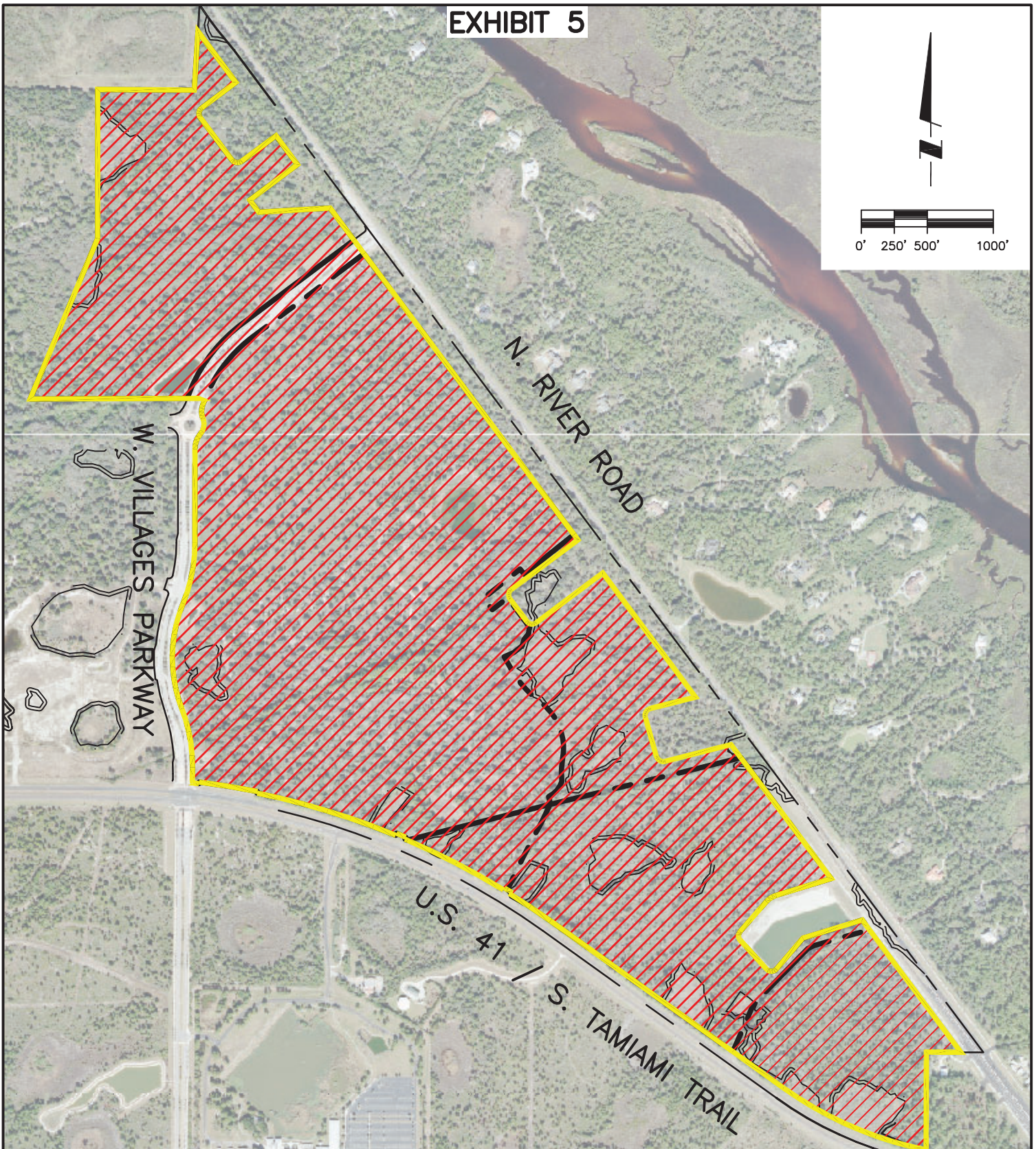
-  COUNTY BOUNDARY
-  NORTH PORT CITY LIMITS
-  WEST VILLAGES IMPROVEMENT DISTRICT
-  GRAN PARADISO BOUNDARY
-  UNIT 3 BOUNDARY

EXHIBIT 5



PROJECT: UNIT 4 BOUNDARY

CLIENT: WEST VILLAGES IMPROVEMENT DISTRICT



Stantec

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

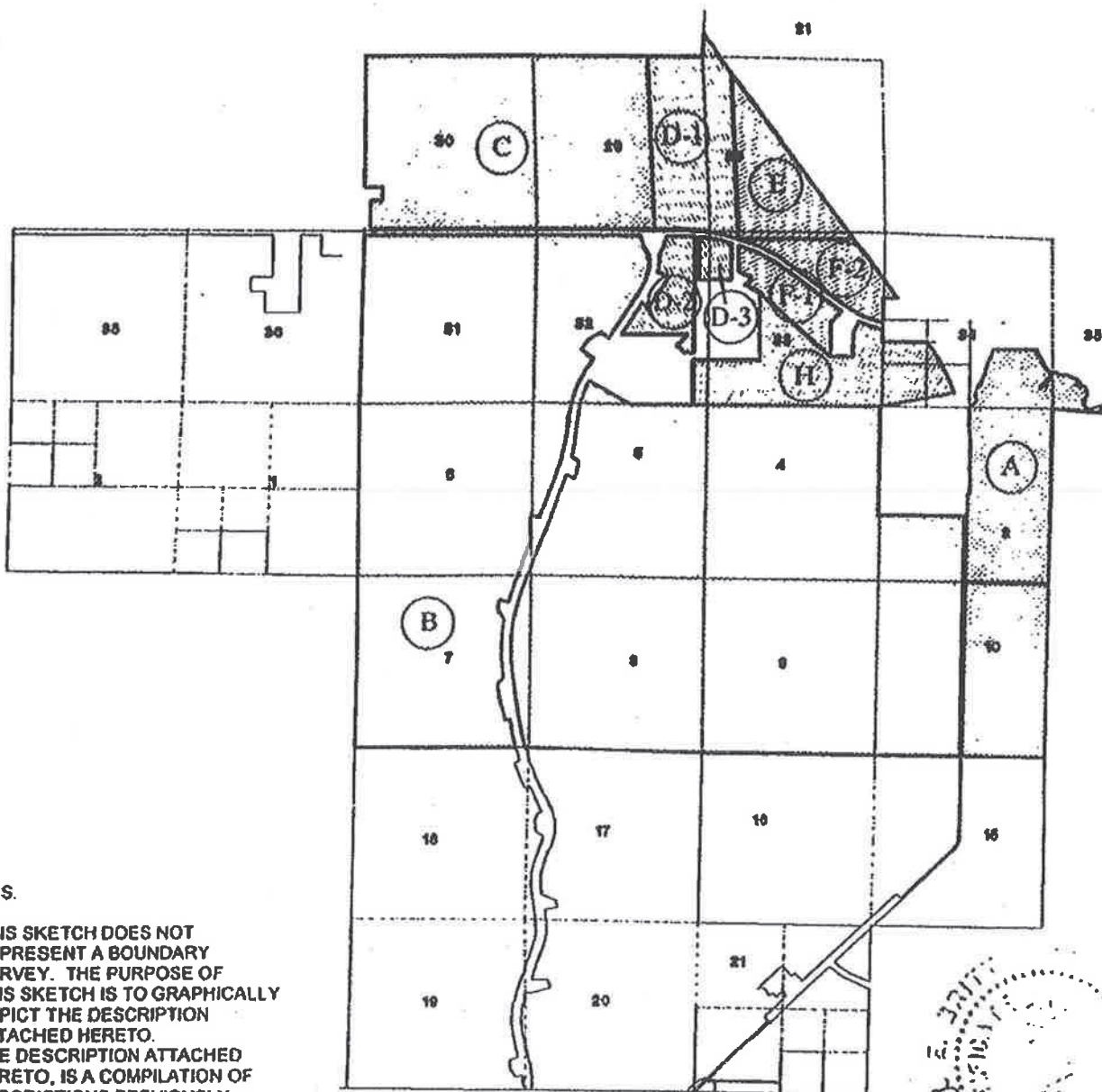
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

SCALE:	1" = 1000'	DATE:	03/09/16
SEC:	28,33,34	TWP:	39S
		RGE:	20E
PROJECT NO.	215612617	INDEX NO:	215612617-03C-832EX
DRWN BY/EMP NO.	DNS/103302	SHEET NO:	1 OF 1

EXHIBIT "6"

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY KEY MAP

SCALE: 1" = 5000'



NOTES.

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY DEPICT THE DESCRIPTION ATTACHED HERETO.
2. THE DESCRIPTION ATTACHED HERETO, IS A COMPILATION OF DESCRIPTIONS PREVIOUSLY PREPARED FOR ANNEXATION PARCELS.

Randall E. Britt
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3979

PREPARED FOR

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH NOVEMBER 21, 2005

JOB NUMBER 05-11-51



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8638

606 Cypress Avenue Venice, Florida 34285
Telephone (941) 493-1396 Fax (941) 484-5766
Email: bsr@brittsurveying.com

DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

PARCEL "B"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:

Right-of-way of U. S. Highway # 41 (State Road # 45).

That portion of Section 32 lying West of Right-of-way for Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, and lying South of Right-of-way of U.S. Highway #41 (State Road #45); Also that portion of Section 32 described as follows:

Commence at a 4" concrete monument (LS #1303) found marking the Southeast corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°05'06"W., along the

South line of said Section 32 as monumented, a distance of 2354.83 feet to an Iron Rod & Cap LB # 043 found for a POINT OF BEGINNING; thence continue along said South line of Section 32 as monumented, N.89°06'30"W., a distance of 1518.80 feet to the easterly Right-of-way line of Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, same being a curve to the right, having: a radius of 2734.79 feet, a central angle of 15°34'00", a chord bearing of N.20°00'32"E., and a chord length of 740.73 feet; thence northeasterly along said easterly Right-of-way line of Pine Street Extension, along the arc of said curve, an arc length of 743.01 feet to an Iron Rod & Cap LB #043 found marking the southerly line of lands described in Official Records Book 2785, Page 634, Public Records of Sarasota County, Florida; thence S.60°12'45"E., along said southerly line of lands described in Official Records Book 2785, Page 634, a distance of 1429.96 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 7, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a

point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-2

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

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W. along the East Line of said Section 32 a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 04°13'27", a chord bearing of N.82°31'13"W., and a chord length of 413.04 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 413.13 feet to the POINT OF BEGINNING, same being a point on the West Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along said West Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 3533.90 feet to a point on the Northerly Line of Lands described in Official Records Book 2785, Page 634; thence along said Northerly Line the following four (4) courses and distances: (1) N.89°29'35"W., a distance of 290.64 feet; (2) thence N.44°41'43"W., a distance of 293.63 feet; (3) thence N.43°18'10"E., a distance of 463.97 feet; (4) thence N.89°29'35"W., a distance of 2052.16 feet to a point on the Easterly Line of Pine Street, (Not Open) as shown on the Sarasota County Right of Way Map, prepared by Harry W. Marlow, P.L.S.; thence Northerly along the Easterly Line of said Pine Street the following eight (8) courses and distances: (1) N.33°51'40"E a distance of 1151.27 feet; (2) thence S.61°33'22"E., a distance of 233.04 feet; (3) thence N.35°54'33"E., a distance of 1060.63 feet; (4) thence N.64°10'57"W., a distance of 392.56 feet to the point of curvature of a curve to the left having a radius of 2069.86 feet, a central angle of 12°00'14", a chord bearing of N.06°00'06"E., and a chord length of 432.86 feet; (5) thence along the arc of said curve an arc length of 433.65 feet to the end of said curve; (6) thence N.00°00'00"E., a distance of 65.87 feet; (7) thence N.26°09'49"E., a distance of 306.39 feet; (8) thence N.17°29'15"E., a distance of 342.67 feet to a point on the Southerly Right of Way of said U.S. Highway No.41; thence S.89°41'04"E., along said Southerly Right of way a distance of 843.04 feet to the point of curvature of a curve to the right having a radius of 5603.58 feet, a central angle of 00°12'52", a chord bearing of S.84°44'23"E., and a chord length of 20.96 feet; thence along the arc of said curve an arc length of 20.96 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly

Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41, (State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of

Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a

point on a curve to the left having a radius of 5791.58 feet, a central angle of $03^{\circ}54'56''$, a chord bearing of $N.69^{\circ}36'26''W.$, and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence $N.90^{\circ}00'00''E.$, leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence $S.36^{\circ}46'13''E.$, along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence $N.89^{\circ}48'07''W.$, leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}58'25''W.$, along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL "H"

A portion of Sections 32, 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence $N.89^{\circ}04'43''W.$, along the South line of said Section 32, a distance of 410.14 feet to the Southeast corner of the lands described in Official Records Book 2785 at Page 634, of the Public Records of Sarasota County, Florida; thence $N.00^{\circ}30'25''E.$, along the East line of said lands described in Official Records Book and Page, same being the West line of a 120.00 foot wide Perpetual Non-exclusive Easement per Official Records Book 2785 at Page 641, a distance of 1400.76 feet to a point on the westerly extension of the southerly boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along the westerly extension and boundary of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) $S.89^{\circ}29'35''E.$, a distance of 1960.21 feet; (2) thence $N.00^{\circ}30'25''E.$, a distance of 2062.70 feet to the Northeast corner of said lands; thence $S.48^{\circ}24'50''E.$, a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) $S.89^{\circ}58'33''E.$, a distance 676.50 feet; (2) thence $N.00^{\circ}01'27''E.$, a distance of 752.33 feet; (3) thence $N.28^{\circ}06'22''E.$, a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of $14^{\circ}28'18''$, a chord bearing of $S.72^{\circ}07'12''E.$ and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}16'02''W.$, along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence $S.89^{\circ}37'27''E.$, a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) $S.00^{\circ}07'30''W.$, a distance of 5.48 feet; (2) thence $S.89^{\circ}23'52''E.$, a distance of 9.74 feet; (3) thence $S.36^{\circ}39'07''E.$, a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central

angle of $02^{\circ}00'54''$, a chord bearing of $S.35^{\circ}38'40''E.$ and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence $N.55^{\circ}21'47''E.$, radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of $15^{\circ}31'30''$, a chord bearing of $S.26^{\circ}52'28''E.$ and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence $S.78^{\circ}41'04''W.$, along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $N.89^{\circ}39'52''W.$, along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

Overall Parcel contains 8193.748 acres, more or less.

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 1

Amendment to 2017 Plan of Improvements

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this Amendment to the Unit 1 Plan of Improvements prepared by Stantec Consulting Services Inc. on June 29, 2017, is to revise and update the area and boundary. The new area will be 8480.7 acres. An updated sketch and legal description for the revised boundary is included in Exhibit 1. There are no additional changes to the original Plan of Improvements.

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

SCALE: 1" = 5000'



This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 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

TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 1 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 2 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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All of Section 7.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 3 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 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

TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 4 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 5 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)


A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Overall Parcel contains 8480.6592 acres, more or less.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1 TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA				<div>  <div> Stantec 6900 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 </div> </div>			
TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 6 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:

WEST VILLAGES IMPROVEMENT DISTRICT

GATE OPERATION POLICIES

Gran Paradiso Community

1. **PURPOSE.** The West Villages Improvement District (the “District”) is a local unit of special purpose government created and existing pursuant to 2004-456, *Law of Florida*, as amended. The Gran Paradiso community (the “Community”) is located within the boundaries of the District. The District owns certain roadway and other public infrastructure within the Community (the “Facilities”) that are located behind gate and gatehouse infrastructure that is operated and maintained by the Gran Paradiso Property Owners Association, Inc. (the “POA”). Accordingly, the District must ensure that access to the Community by members of the public is afforded pursuant to State and Federal law. The District hereby finds that it is in the best interests of the District, its residents and landowners, to require that all security personnel retained to operate the gates strictly adhere to the following gate operation policies (hereinafter, the “Policies”) which shall supplement the standing Standard Operating Procedures between the POA and the Gatehouse Monitor implemented relative to same, if any (hereinafter, “Post Orders”).
2. **DESCRIPTION OF THE GATES.** Gate and gatehouse infrastructure has been installed at several entrances to the Community. For the purpose of these Policies, the term “Main Gate” shall refer to the gate and gatehouse infrastructure located at the intersection of Galleria Boulevard and South Tamiami Trail, and the term “Secondary Gate” shall refer to the gate infrastructure located on Renaissance Boulevard. The term “Gates” shall collectively refer to both the Main Gate and the Secondary Gate.
3. **POSITION OF GATE ARMS.** The gate arms at both the Main Gate and the Secondary Gate shall be left in an upright position during all times in which the Main Gate is not manned or monitored by a gatehouse monitor or virtual gate attendant (collectively, the “Gatehouse Monitor”).
4. **GATEHOUSE MONITOR PRESENCE.** The Main Gate will be manned or monitored twenty-four (24) hours per day seven (7) days per week by either a physical or virtual Gatehouse Monitor. At the time of adoption of these Policies, a gate attendant(s) will be physically present at the Main Gate from 6 a.m. to 10 p.m. and virtually from 10 p.m. to 6 a.m., which hours may be adjusted by the POA at its sole discretion.
5. **MOTOR VEHICLE ENTRY.**

- i.** The Gatehouse Monitor shall greet all visitors to the Community in a courteous fashion. The Gatehouse Monitor shall offer assistance and direction to all persons requesting access through the Gates.
- ii.** In the event a person requesting access through the Gates is not a resident of the Community or a permitted visitor noted in the resident visitor logs, the Gatehouse Monitor shall request and obtain, if possible, the following information and record it in the daily log:

 - Vehicle Make and Model
 - Vehicle License Plate Number
 - Name of Driver (if provided)
 - Number of Occupants observed
 - Time of Entry
- iii.** The Gatehouse Monitor shall perform the duties described herein efficiently so that no vehicle is delayed entry for an unreasonable period of time.
- iv.** If the Gatehouse Monitor determines, based on his or her reasonable observations, that the proposed entry into the Community poses a threat to the safety of persons or property located within the Community, access through the Gates shall be denied until such threat subsides. In cases of perceived threats to the safety of persons or property within the Community, the Gatehouse Monitor shall immediately call the City of North Port Police Department and report the threat. The Gatehouse Monitor shall record in the daily log his or her observations upon which any such denial of access is based. The Gatehouse Monitor shall not deny access on the basis of age, residency, gender, race, religion, national origin or physical handicap.
- v.** If the vehicle does not stop or “tailgates” another vehicle through the gate, the Gatehouse Monitor shall record the license plate number (if possible) and a general description of the vehicle. In the event a vehicle does not stop or otherwise “tailgates”, the Gatehouse Monitor shall follow the pursuit protocol established in the Post Orders, if any.
- vi.** The Gatehouse Monitor, and any other POA-defined contacts as listed in the Post Orders, shall remain alert for any unusual or suspicious activity that may require the summoning of emergency assistance. The Gatehouse Monitor or such other POA-defined contacts as referenced above shall report suspicious activity to the City of North Port Police Department.
- vii.** Law enforcement and emergency response vehicles shall not be hindered from entering the Community.

6. POSTING OF POLICIES; SIGNAGE.

- i.** These Policies shall be posted in the guardhouse located at the Main Gate.
- ii.** Signage shall be erected at the Secondary Gate, and all additional future gates within the Community, if any, directing members of the public to enter the Community through the Main Gate.

7. EMERGENCY NUMBERS.

- i. City of North Port Police Department:** 911 (emergency); (941) 429-7300 (non-emergency)
- ii. City of North Port Fire Rescue Department:** 911(emergency); (941) 240-8150 (non-emergency)
- iii. District Manager:** (561) 630-4922 (contact the District Manager when any incident occurs on property owned by the District, involves contractors employed by the District)



Orlando Office
618 East South Street
Suite 700
Orlando, Florida 32801

T 407.423.8398
F 407.843.1070

July 5, 2022

Project R220744.00

Mr. William Crosley
District Manager - West Villages Improvement District
Special District Services, Inc.
19503 S. West Villages Parkway, #A3
Venice, Florida 34293

Proposal
West Villages Independent District
City of North Port

Dear Mr. William Crosley:

I was contacted by Lindsay Whelan to provide a scope of work to this West Villages Independent District. Based on our discussion, GAI understands that the District needs an independent analysis of the requisitions already processed by the District and an accounting of how those requisitions related to major budget line items for infrastructure as part of the bonds. We understand there are two bonds series, 2007 and 2017, which have approximately 463 and 16 requisitions respectively. The 2007 bonds funded construction of approximately \$34 million. The refunding of the 2017 bonds generated an additional \$1 million in construction funds.

The deliverable for this exercise will be a table which itemizes each requisition into the determined budget categories. No in person meetings are anticipated as part of this effort. A virtual kickoff meeting is anticipated to initial the work.

Given the volume and uncertainty information included in each requisition, GAI is proposing to do this task on a time and material basis with an initial budget of \$25,000.

Please do not hesitate to contact me at 321.319.3095 if you have any questions or wish to discuss this Proposal.

Sincerely,
GAI Consultants, Inc.

Kathleen S. Leo, P.E.
Vice President

KSL/bna

cc: Lindsay Whalen

2022 Community Development Rate Schedule

Professionals include Economists, Planners, Designers, Landscape Architects, and Engineers.

Any changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2023. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classification	Invoice Rate
CSG Expert Witness	\$350.00
CSG Senior Director / VP	\$325.00
CSG Senior Director	\$265.00
CSG Director	\$225.00
CSG Senior Manager / Asst. Director	\$205.00
CSG Manager	\$185.00
CSG Assistant Manager	\$165.00
CSG Senior Project Professional	\$145.00
CSG Project Professional	\$130.00
CSG Senior Professional	\$115.00
CSG Professional	\$110.00
CSG Senior Technician	\$95.00
CSG Technician 2	\$85.00
CSG Technician 1	\$65.00
Environmental Manager	\$160.00
Project Environmental Specialist	\$100.00
Expert Witness	\$350.00
Principal	\$330.00
Technical/Professional 30	\$310.00
Technical/Professional 29	\$295.00
Technical/Professional 28	\$285.00
Technical/Professional 27	\$250.00
Technical/Professional 26	\$240.00
Technical/Professional 25	\$235.00
Technical/Professional 24	\$230.00
Technical/Professional 23	\$225.00
Technical/Professional 22	\$220.00
Technical/Professional 21	\$210.00
Technical/Professional 20	\$205.00
Technical/Professional 19	\$200.00
Technical/Professional 18	\$195.00
Technical/Professional 17	\$185.00
Technical/Professional 16	\$180.00
Technical/Professional 15	\$170.00
Technical/Professional 14	\$160.00
Technical/Professional 13	\$150.00
Technical/Professional 12	\$140.00
Technical/Professional 11	\$135.00
Technical/Professional 10	\$130.00
Technical/Professional 09	\$125.00
Technical/Professional 08	\$110.00
Technical/Professional 07	\$105.00
Technical/Professional 06	\$100.00
Technical/Professional 05	\$95.00
Technical/Professional 04	\$90.00
Technical/Professional 03	\$85.00
Technical/Professional 02	\$75.00
Technical/Professional 01	\$70.00
Technical/Support 1	\$50.00
Survey Crew - 3 Person	\$230.00
Surveyor	\$200.00
Survey Crew - 2 Person	\$180.00
Survey Senior CAD Operator	\$100.00
Survey Crew Chief	\$85.00

June 29, 2022

REF: 2022.33

Via email: Lindsay.Whelan@kutakrock.com

Ms. Lindsay C. Whelan
Kutak Rock LLP
107 West College Ave.
Tallahassee, FL 32301
801-692-7308

RE: ASSISTANCE WITH AUDIT OF BOND REQUISITIONS FOR WEST VILLAGES IMPROVEMENT DISTRICT

Dear Ms. Whelan,

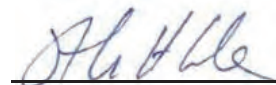
Giffels-Webster Engineers, Inc. (GWE) is pleased to provide a proposal and fee schedule for the West Village improvement district (WVID) for the audit of requisitions for its Bonds to confirm what types of construction activity was used for the funds.

We are unsure of the exact scope or time necessary for our services and therefore can proceed in accordance with our standard hourly rates attached. We suggest a budget of perhaps \$15,000 to draw from but will only invoice for the hours spent.

After you have had an opportunity to review this proposal, please do not hesitate to contact me should you have any questions or need additional information. If this proposal is acceptable, kindly sign where indicated and return one copy of this letter to my attention (facsimiles acceptable). Receipt of the executed copy will act as our authorization to proceed with the work as outlined herein.

Thank you for allowing us the opportunity to provide this proposal. We look forward to working with you on this project.

PREPARED BY:
GIFFELS-WEBSTER ENGINEERS, INC.



Jonathan Cole, P.E. (Date) 6-29-2022

ACCEPTED BY:
OWNER OR OWNER'S AGENT

Owner (Date)

Typed or Printed Name and Title of Signor

Risk Allocation: In recognition of the relative risks, rewards, and benefits of the project to both the Client and Engineer, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Engineer's total liability to the Client for any and all injuries, claims, losses, expenses, damages, etc...arising out of this agreement from any cause or causes, shall not exceed the total fee paid to Engineer, such causes include, but are not limited to, Engineer's negligence, errors, omissions, liability, breach of contract, or breach of warranty.

JHC/ldo
Attachment

**2022 SCHEDULE OF FEES
FOR ENGINEERING SERVICES**

All work will be billed according to the following minimum fee schedule unless specific agreement is made in writing with an officer of this firm for another basis of charges.

<u>LABOR CATEGORY</u>	<u>HOURLY RATE*</u>
Clerical-Technical Services.....	\$65.00 per hour
Data Collection Assistant.....	\$75.00 per hour
Construction Inspector.....	\$85.00 per hour
Senior Construction Inspector.....	\$95.00 per hour
Engineer Technician/Designer.....	\$105.00 per hour
Senior Designer/Senior Engineering Technician.....	\$110.00 per hour
Design Engineer.....	\$135.00 per hour
Certified Building Inspector/Senior Designer.....	\$130.00 per hour
Construction Administrator.....	\$150.00 per hour
Project Manager/Senior Engineer, P.E.	\$175.00 per hour
Principal Engineer P.E.	\$225.00 per hour
Expert Witness.....	\$275.00 per hour

*Clients requesting services be placed ahead of existing GWE commitments are subject to charges based on time-and-a-half overtime fees.

Note: Land Surveying and Landscaping Services are sub-contracted to outside firms.

The assignment of personnel is solely the responsibility of the officers of this firm.

The rates above include all charges for CADD time, travel and electronic equipment. Outside services used will be billed at invoice amount, plus 15% for handling and are not included in the lump sum fees or estimates.

INVOICES

Progress invoices will be submitted to the client monthly and a final bill will be submitted upon completion of the services. A detailed separation of charges and back-up data will be provided at client's request, but each invoice is due on presentation and is past due thirty (30) days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1-1/2%) per month on past due accounts.

We reserve the right to suspend or terminate work under our agreement upon failure of the client to pay invoices as due.

INCREASES:

Projects authorized under contract are subject to periodic rate increases.

**Prints: • 24X36=\$ 2.50 • 18X24=\$ 1.50 • 11X17=\$.50 • 8-1/2X14=\$.25 • 8-1/2X11=\$.20

**Mylar Sepia: • 24X36 = \$25.00

**Cost for items in excess of contractual deliverables.

This instrument was prepared by and
upon recording should be returned to:

Lindsay C. Whelan
Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302

**AGREEMENT REGARDING THE INCLUSION OF
CERTAIN REAL PROPERTY IN UNIT OF DEVELOPMENT NO. 6**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 14th day of July, 2022 (the “**Effective Date**”), by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “**District**”); and

MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “**Landowner**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the “**Special Act**”) for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously adopted Resolution 2018-12 establishing Unit of Development No. 6 (“**Unit No. 6**”); and

WHEREAS, the Landowner is the owner of the real property described in the attached **Exhibit A** (hereinafter, the “**Property**”) consisting of approximately 20 acres which is located within the jurisdictional boundaries of the District; and

WHEREAS, the Property is subject to a restrictive covenant recorded in the Official Records of Sarasota County, Florida as Instrument Nos. 2018128694 and 2022071570 relative to the provision of irrigation water to such property (hereinafter, the “**Restrictive Covenant**”) which is provided pursuant to that certain *Irrigation Water Supply Agreement* recorded as Instrument No. 2018159052 and recorded the Official Records of Sarasota County, Florida, as may be amended from time to time (collectively, the “**District Water Supply Agreement**”); and

WHEREAS, the Landowner has approached the District and requested that it amend the current boundary of Unit No. 6 to include the Property within such unit (hereinafter, the “**Unit Amendment**”); and

WHEREAS, the District and the Landowner have previously entered into that certain *Boundary Amendment Funding Agreement*, dated November 11, 2021 whereby the Landowner agrees to fund the District’s costs related to the Unit Amendment, and accordingly the District is amenable to approving the Unit Amendment pursuant to the terms hereof.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated herein by this reference.

SECTION 2. AMENDMENT OF UNIT NO. 6. Commencing as of the Effective Date of this Agreement, the Property shown in **Exhibit A** shall thereupon and thereafter be a part of and included within boundaries of the District’s Unit No. 6. By execution of this Agreement, the Landowner hereby consents to the inclusion of the Property shown in **Exhibit A** in Unit No. 6 and the District hereby approves the inclusion of the Property shown in **Exhibit A** in Unit No. 6.

SECTION 3. BENEFIT TO PROPERTY. The Landowner acknowledges and agrees that the Property receives the same benefits as are reasonably available to it as similarly classified parcels of real property within Unit No. 6.

SECTION 4. IMPOSITION AND ALLOCATION OF IRRIGATION FEES, RATES AND CHARGES. The Landowner acknowledges and agrees that the Property shall be subject to the same rates, fees, and charges, as determined by the District in its sole discretion, relative to the provision of the District’s irrigation program as other similarly classified parcels of real property located within Unit No. 6, all in accordance with the Restrictive Covenant and the District Water Supply Agreement.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: West Villages Improvement District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: Todd Wodraska

With a copy to: Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302
Attn: Lindsay Whelan

B. If to Landowner: Manasota Beach Ranchlands, LLLP
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Rick Severance
Attn: Leslie Candes

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

SECTION 11. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff relative to this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 15. RECORDING. This Agreement shall be recorded in the Official Records of Sarasota County, Florida and all terms, conditions, and covenants contained herein shall be deemed to run with the land.

[SIGNATURES ON NEXT PAGE]

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Assistant Secretary

John Luczynski, Chairman

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of the Board of Supervisors of West Villages Improvement District, on its behalf. He [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Manasota Beach Ranchlands LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Print Name: _____

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2022, by _____,
as _____ of Thomas Ranch Manager, LLC, on its behalf. He/she [] is
personally known to me or [] produced _____ as
identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

Legal Description of the Property

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

This instrument was prepared by and
upon recording should be returned to:

Lindsay C. Whelan
Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302

**AGREEMENT REGARDING THE INCLUSION OF
CERTAIN REAL PROPERTY IN UNIT OF DEVELOPMENT NO. 7**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 14th day of July, 2022 (the “**Effective Date**”), by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “**District**”); and

MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “**Landowner**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the “**Special Act**”) for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously adopted Resolution 2018-24 establishing Unit of Development No. 7 relative to approximately 1,476 acres within the District (“**Unit No. 7**”); and

WHEREAS, on April 15, 2019, the District issued its West Villages Improvement District Special Assessment Bonds (Unit of Development No. 7) , Series 2019 (Master Infrastructure), in the aggregate principal amount of \$31,040,000 (the “**Series 2019 Bonds**”), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 7 as more particularly identified in that certain *Unit of Development No. 7 Master Plan of Improvements* dated December 13, 2018, as may be amended from time to time (the “**Master Plan of Improvements**”) as supplemented by the *Plan of Improvements for Bond Issue No. 1*, dated January 29, 2019 (the “**2019 Supplemental Plan of Improvements**,” and together with the Master Plan of Improvements, the “**2019 Plan of Improvements**”); and

WHEREAS, in conjunction with the issuance of the Series 2019 Bonds, the District levied debt service special assessments (the “**Series 2019 Debt Assessments**”) on all developable land within Unit No. 7 in order to secure the Series 2019 Bonds in accordance with that certain *Master Special Assessment Methodology Report for Unit of Development No. 7*, dated December 13, 2018 (the “**Master Assessment Report**”) as supplemented by the *Final First Supplemental Special Assessment Methodology Report for Unit of Development No. 7*, dated March 28, 2019 (the “**2019 Supplemental Assessment Report**,” and together with the Master Assessment Report, the “**2019 Assessment Report**”); and

WHEREAS, the Landowner is the owner of the real property described in the attached **Exhibit A** (hereinafter, the “**Property**”) consisting of approximately 48 acres which is located within the jurisdictional boundaries of the District; and

WHEREAS, the Landowner has approached the District and requested that it amend the current boundary of Unit No. 7 to include the Property within such unit (hereinafter, the “**Unit Amendment**”); and

WHEREAS, the District and the Landowner have previously entered into that certain *Boundary Amendment Funding Agreement*, dated November 11, 2021 whereby the Landowner agrees to fund the District’s costs related to the Unit Amendment, and accordingly the District is amenable to approving the Unit Amendment pursuant to the terms hereof.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated herein by this reference.

SECTION 2. AMENDMENT OF UNIT NO. 7. Commencing as of the Effective Date of this Agreement, the Property shown in **Exhibit A** shall thereupon and thereafter be a part of and included within boundaries of the District’s Unit No. 7. By execution of this Agreement, the Landowner hereby consents to the inclusion of the Property shown in **Exhibit A** in Unit No. 7 and the District hereby approves the inclusion of the Property shown in **Exhibit A** in Unit No. 7.

SECTION 3. BENEFIT TO PROPERTY. The Landowner acknowledges and agrees that the Property receives the same benefits as are reasonably available to it as similarly classified parcels of real property within Unit No. 7 as set forth in more detail in the 2019 Plan of Improvements and the 2019 Assessment Report.

SECTION 4. IMPOSITION AND ALLOCATION OF NON-AD VALOREM SPECIAL ASSESSMENTS.

A. The Landowner acknowledges and agrees that the Property shall be subject to the same apportionment, method of assessment, and rate of non-ad valorem

assessment as is or will be applied, assessed and levied annually by the District upon other similarly classified parcels of real property located within Unit No. 7. In furtherance thereof, the District has prepared that certain *Amended and Restated Master Special Assessment Methodology Report for Unit of Development No. 7* and *Amended and Restated Final Special Assessment Methodology Report for Unit No. 7*, each dated July 14, 2022 (collectively, the “**2022 Assessment Report**”), attached hereto as **Composite Exhibit B**, setting forth the manner in which the Property shall be assessed. Landowner hereby consents to the terms of the 2022 Assessment Report.

- B.** Promptly after the Effective Date of this Agreement, the District shall undertake an assessment hearing to levy and impose Series 2019 Debt Assessments on the Property pursuant to the Plan of Improvements and the 2022 Assessment Report. The Landowner acknowledges and agrees that the District shall undertake such process and waives its right to protest the allocation of the Series 2019 Debt Assessments on the Property so long as such allocation is in accordance with the Plan of Improvements and the 2022 Assessment Report.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: West Villages Improvement District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: Todd Wodraska

With a copy to: Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302
Attn: Lindsay Whelan

B. If to Landowner: Manasota Beach Ranchlands, LLLP
4901 Vineland Road, Suite 450

Orlando, Florida 32811
Attn: Rick Severance
Attn: Leslie Candes

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

SECTION 11. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff relative to this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 15. RECORDING. This Agreement shall be recorded in the Official Records of Sarasota County, Florida and all terms, conditions, and covenants contained herein shall be deemed to run with the land.

[SIGNATURES ON NEXT PAGE]

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Assistant Secretary

John Luczynski, Chairman

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of the Board of Supervisors of West Villages Improvement District, on its behalf. He [_____] is personally known to me or [_____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESS:

Manasota Beach Ranchlands LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Print Name: _____

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Title: _____

WITNESS:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2022, by _____,
as _____ of Thomas Ranch Manager, LLC, on its behalf. He/she [____] is
personally known to me or [____] produced _____ as
identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

Legal Description of the Property

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

Two tracts of land of lying in Section 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract 502 of Manasota Beach Ranchlands Plat No. 1, recorded in Plat Book 55, Page 369 of said Public Records of Sarasota County, Florida; thence N.64°10'08"W., a distance of 259.86 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; the following five (5) calls are along the west line of West Villages Parkway (Tract 101 of Manasota Beach Ranchlands Plat No. 1): (1) thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 feet, to the point of curvature of a compound curve to the left having a radius of 55.00 feet and a central angle of 16°39'23"; (2) thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; (3) thence N.81°30'54"E., a distance of 46.48 feet; (4) thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; (5) thence Northerly along the arc of said curve, a distance of 666.53 feet, to the end of said curve; thence N.77°39'39"E. along a line non-tangent to said curve, a distance of 13.55 feet; thence S.09°00'33"E., a distance of 718.87 feet; thence N.80°59'49"E., a distance of 1,930.97 feet to a point of curvature of a curve to the left having a radius of 1,432.50 feet and a central angle of 03°50'16"; thence Easterly along the arc of said curve, a distance of 95.95 feet, to the point of tangency of said curve; thence S.08°20'04"E., a distance of 12.04 feet to a point on the north line of Manasota Beach Road (Tract 101 of Manasota Beach Ranchlands Plat No. 1); the following three (3) calls are along said north line: (1) thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'59"; (2) thence Westerly along the arc of said curve, a distance of 1,101.61 feet, to the point of tangency of said curve; (3) thence N.64°10'08"W., a distance of 31.32 feet to the POINT OF BEGINNING.

Containing 1,719,405 square feet or 39.4721 acres, more or less.

AND

Commence at the southwest corner of Tract 502 of Manasota Beach Ranchlands Plat No. 1, recorded in Plat Book 55, Page 369 of said Public Records of Sarasota County, Florida; the following five (5) calls are along the north line of Manasota Beach Road (Tract 101 of Manasota Beach Ranchlands Plat No. 1): (1) thence N.64°10'08"W., a distance of 818.57 feet to a point of curvature of a curve to the left having a radius of 1,514.99 feet and a central angle of 08°42'21"; (2) thence Westerly along the arc of said curve, a distance of 230.19 feet, to the POINT OF BEGINNING; (3) thence continue Westerly along said curve having a radius 1,514.99 feet and a central angle of 26°48'18", a distance of 708.77 feet to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; (4) thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; (5) thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 3.26 feet; thence S.51°25'13"E., a distance of 3,531.77 feet to the point of curvature of a non-tangent curve to the left, having a radius of 3,948.37 feet and a central angle of 45°45'30"; thence Easterly along the arc of said curve, a distance of 3,153.30 feet, said curve having a chord bearing and distance of S.76°03'34"E., 3,070.17 feet, to the point of tangency of said curve; thence N.80°59'49"E., a distance of 818.52 feet; thence S.17°07'31"W., a distance of 178.67 feet to the POINT OF BEGINNING.

Containing 64,695 square feet or 1.4852 acres, more or less.

COMPOSITE EXHIBIT B

2022 Assessment Report

RESOLUTION 2022-15

[UNIT NO. 7 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 7 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the “Special Act”) for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously established Unit of Development No. 7 (“Unit No. 7”); and

WHEREAS, the District previously levied debt service special assessments on all developable land within Unit No. 7 in order to secure proposed bonds to be issued to finance the construction and acquisition of public infrastructure improvements (the “Improvements”) within Unit No. 7 (hereinafter, the “Debt Assessments”); and

WHEREAS, the Debt Assessments were levied and imposed in accordance with that certain *Unit of Development No. 7 Master Special Assessment Methodology Report*, dated December 13, 2018 as supplemented by that certain *Final First Supplemental Special Assessment Methodology Report for Unit No. 7*, dated March 28, 2019; and

WHEREAS, concurrent with the adoption of this Resolution, the District has entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 7*, dated July 14, 2022 by and between the District and Manasota Beach Ranchlands, LLLP approving the inclusion of approximately 41 acres to the boundary of Unit No. 7 (hereinafter, the

“Boundary Amendment Property”); and

WHEREAS, the District now has a need to levy and impose the Debt Assessments on the Boundary Amendment Property in proportion to the property’s benefit from such improvements; and

WHEREAS, the Board of Supervisors (the “Board”) of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements within the Boundary Amendment Property as described in that certain *Unit of Development No. 7 Master Plan of Improvements*, dated December 13, 2018, as amended by that certain *Unit of Development No. 7 Amendment to Master Plan of Improvements* dated, July 14, 2022, as supplemented by the *Plan of Improvements for Bond Issue No. 1*, dated January 29, 2019, as amended by that certain *Amendment to Plan of Improvements for Bond Issue No. 1*, dated July 14, 2022, (collectively, the “Plan of Improvements”), all of which are attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting the non-ad valorem Debt Assessments among the benefitted properties with Unit No. 7, including the Boundary Amendment Property, pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended; and

WHEREAS, the District is empowered by Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the assessable real property located within the Boundary Amendment Property, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the District’s *Amended and Restated Unit of Development No. 7 Master Special Assessment Methodology Report*, dated July 14, 2022 as supplemented by that certain *Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7*, dated July 14, 2022, attached hereto as **Composite Exhibit B** and incorporated herein by reference and on file at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway #A3, Venice, Florida 34293 (collectively, the “District Records Office”); and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefit to the Boundary Amendment Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WEST VILLAGES
IMPROVEMENT DISTRICT:**

1. Debt Assessments shall be levied to defray the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements planned for Unit No. 7, including for the Boundary Amendment Property, are described in **Composite Exhibit A**, which is on file at the District Records Office. **Composite Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is \$148,000,000 (the “Estimated Cost”).

4. The Debt Assessments will defray \$174,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.

5. The manner in which the Debt Assessments shall be apportioned and paid is set forth in **Composite Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Debt Assessments shall be levied on all lots and lands within the Boundary Amendment Property adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the Boundary Amendment Property which is to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Debt Assessments are certified for collection, the Debt Assessments shall be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Composite Exhibit B** hereto, which shows the lots and lands within the Boundary Amendment Property to be assessed, the amount of benefit to and the Debt Assessments against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Debt Assessments relative to the Boundary Amendment Property or the making of the Improvements, the cost thereof, the manner

of payment therefore, or the amount thereof to be assessed against the Boundary Amendment Property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the City of North Port and to provide such other notice as may be required by law or desired in the best interests of the District.

12. Nothing herein shall affect the Debt Assessments previously levied and imposed by the District.

13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Composite

Exhibit A: *Unit of Development No. 7 Master Plan of Improvements, dated December 13, 2018*
Unit of Development No. 7 Amendment to Master Plan of Improvements, dated, July 14, 2022
Plan of Improvements for Bond Issue No. 1, dated January 29, 2019
Amendment to Plan of Improvements for Bond Issue No. 1, dated July 14, 2022

Composite

Exhibit B: *Amended and Restated Unit of Development No. 7 Master Special Assessment Methodology Report, dated June 14, 2022*
Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7, dated June 14, 2022

Composite Exhibit A

Unit of Development No. 7 Master Plan of Improvements, dated December 13, 2018
Unit of Development No. 7 Amendment to Master Plan of Improvements, dated, July 14, 2022
Plan of Improvements for Bond Issue No. 1, dated January 29, 2019
Amendment to Plan of Improvements for Bond Issue No. 1, dated July 14, 2022

WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 7

Master Plan of Improvements



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

December 13, 2018

WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS

Table of Contents

SECTION A. INTRODUCTIONS	1
1. General.....	1
2. Purpose and Scope	1
3. Lands in Unit of Development No. 7	1
 SECTION B. EXISTING CONDITIONS.....	 2
1. Topography	2
2. Soils and Vegetation.....	2
3. Land Use and Zoning	2
 SECTION C. INFRASTRUCTURE PLANS.....	 3
1. Public Infrastructure Improvements	3
2. Permitting	3
3. Estimated Cost of Improvements	4
 SECTION D. MAINTENANCE RESPONSIBILITIES	 5
 SECTION E. SUMMARY AND CONCLUSION.....	 6
 EXHIBIT A AERIAL LOCATION MAP	 7
 EXHIBIT B UNIT 7 SKETCH AND LEGAL DESCRIPTION.....	 9

December 13, 2018

SECTION A. INTRODUCTIONS

1. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-458, Laws of Florida as amended (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. Purpose and Scope

The purpose of this Bond Validation Report is to present the nature and extent of the improvements which may be implemented by WVID for and on behalf of the Unit of Development No. 7 ("Unit No. 7"), which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this report generally describes the existing land within Unit No. 7 and the proposed improvements and recommendations. The report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. Lands in Unit of Development No. 7

An Aerial Location Map showing the location of Unit No. 7 is included as Exhibit A. The Legal Description(s) and Sketch(s) are included as Exhibit B and reflect the lands to be included in Unit No. 7. These lands total approximately 1,476 acres.



December 13, 2018

SECTION B. EXISTING CONDITIONS

1. Topography

The area within Unit No. 7 is relatively flat with site elevations ranging from approximately 9 feet to 12 feet. The land within the unit is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

2. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit No. 7 are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within Unit No. 7 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

3. Land Use and Zoning

Unit No. 7 is located within the City of North Port, Florida ("City"). Parcels within the boundary of Unit No. 7 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive approvals from the City that are compatible with the comprehensive land use plan adopted by the City.



December 13, 2018

SECTION C. INFRASTRUCTURE PLANS

1. Public Infrastructure Improvements

Unit No. 7 is intended to be formed in order to finance infrastructure design and construction required to provide public infrastructure for the Unit (the "Project") and its ultimate property owners.

The improvements for the unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets
- Stormwater Improvements
- Water and sewer facilities
- Irrigation facilities
- Public roadway landscape, lighting, signage, and furnishings
- Entry features
- Engineering and contingencies

Access to the project will be provided via River Road, US-41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City of North Port.

2. Permitting

Required permits already received or ones that will be applied for are summarized in Table 1. It is our opinion that there are no technical reasons existing at this time which would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7

MASTER PLAN OF IMPROVEMENTS

December 13, 2018

Table 1
Permitting Status

Permit	Permit Number	Date Approved
Village B Rezone Approval	Ordinance 2015-19	6/8/15
VDPP Village E	VDPP 17-159	Pending
VDPP Village F	VDPP 17-160	Pending
VDPP Village G	VDPP 17-161	Pending
West Villages Pkwy – Playmore Dr to Atlanta Braves Spring Training Complex	MAS 17-075	10/12/18
West Villages Pkwy – Atlanta Braves Spring Training Complex to Manasota Beach Rd	PRE 18-260	Pending
Playmore Dr Realignment	INF 17-129	9/21/17
Preto Blvd – US-41 to Playmore Dr including US-41 Improvements	INF 17-128 FDOT 2018-A-194-001	2/19/18
Preto Blvd – Playmore Dr to Manasota Beach Rd	PRE 18-261	TBD
Manasota Beach Rd – West Villages Pkwy to River Rd	TBD	TBD
Wastewater Treatment Plant	FDEP FLA 984841-001-DWIP MAS 17-168	9/20/17 1/16/18
Water Treatment Plant	TBD	TBD
Parks (Dog Park on River Road)	INF-15-153/ SCP-15-122	10/4/16
Various Water Management Improvements	TBD	TBD
Monuments	TBD	TBD
Landscaping on US-41	TBD	TBD
Various Subdivision Improvements	TBD	TBD
Various Other Arterial and Collector Roads	TBD	TBD

3. Estimated Costs of Improvements

Table 2 lists the components of the planned improvements for the Unit No. 7, together with their estimated costs of design and construction. The Table also includes an estimate of administrative, engineering and other fees, and contingencies associated with the improvements.



MASTER PLAN OF IMPROVEMENTS

December 13, 2018

Table 2
Estimated Costs of Improvements (2018 \$)

Item	Description	Estimated Construction Costs (Note 2)
1	Collector and Arterial Roads (see Note No. 1)	\$ 22,000,000
2	Wastewater Treatment Plant (Pro Rata Share-see Note 3)	\$ 13,000,000
3	Water Treatment Plant (Pro Rata Share-see Note 3)	\$ 4,000,000
4	Water Management	\$ 6,000,000
5	Parks	\$ 1,000,000
6	Hardscape and Landscape	\$ 2,000,000
7	Various Subdivision Improvements (based on 2500 Lots at \$30,000/ Lot)	\$ 75,000,000
Subtotal		\$ 123,000,000
8	Consultants and Contingencies (20%)	\$ 25,000,000
Total		\$ 148,000,000

Note No. 1: Roadway costs include roads, water, sewer, irrigation, drainage, landscaping, and street lights.

Note No. 2: Cost rounded to nearest \$1 million.

Note No. 3: Costs of wastewater and water plants represent Unit 7's estimated proportionate share of plant(s) usage.

SECTION D. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the Entry features and Landscaping and Irrigation associated with the roadway system are expected to be the responsibility of WVID.
2. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City.



MASTER PLAN OF IMPROVEMENTS

December 13, 2018

3. Maintenance and operation of the stormwater management system will be the responsibility of the WVID.
4. Maintenance and operation of the off-site roadway improvements will be the responsibility of WVID, City or FDOT depending on the ownership of the road.

SECTION E. SUMMARY AND CONCLUSION

The Improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS

December 13, 2018

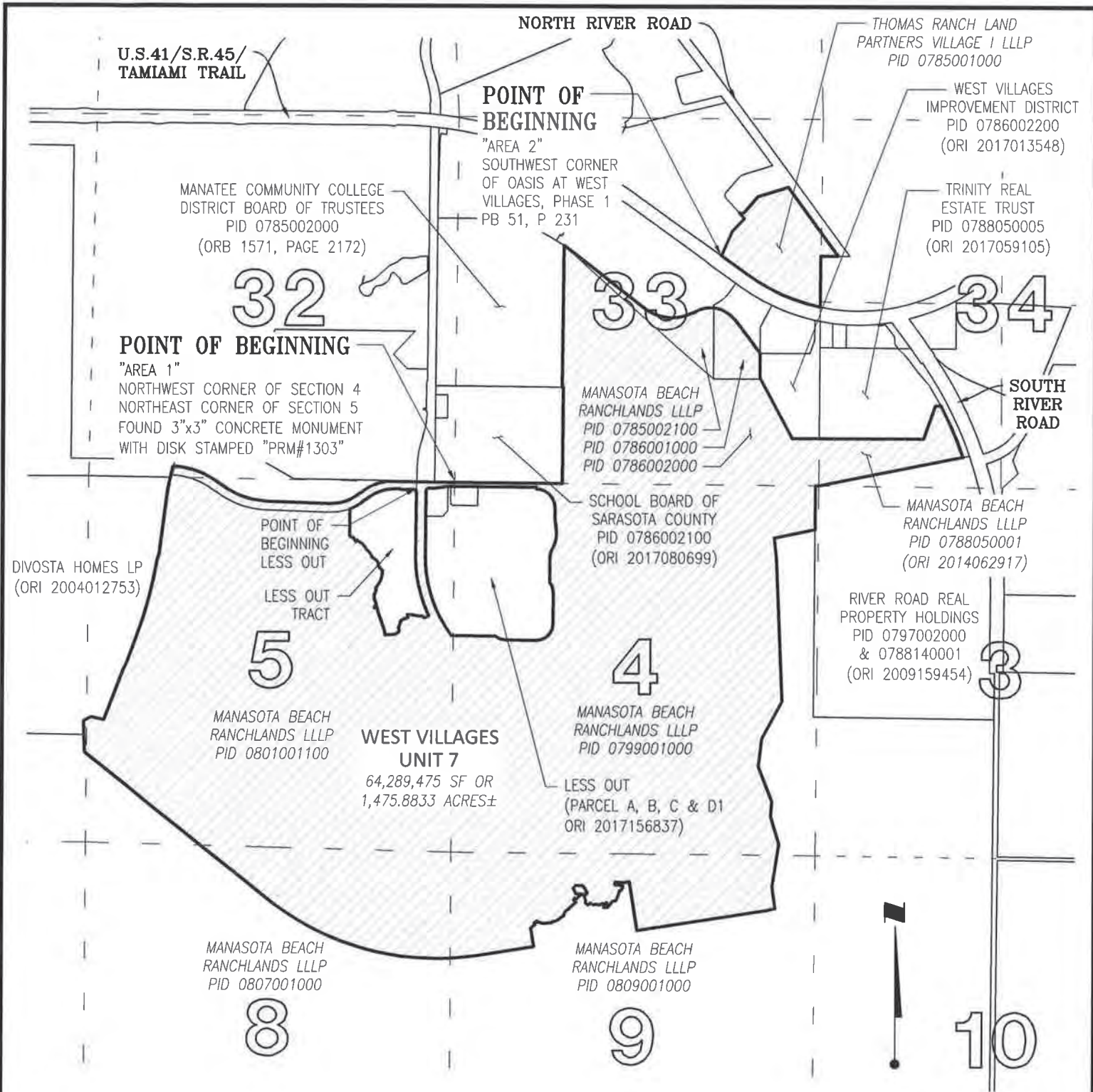
EXHIBIT A - AERIAL LOCATION MAP





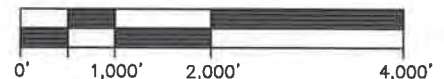
December 13, 2018

EXHIBIT B – UNIT 7 SKETCH AND LEGAL DESCRIPTION



ABBREVIATIONS LEGEND:
PID = PARCEL IDENTIFICATION NUMBER
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT

SCALE: 1"=2,000'



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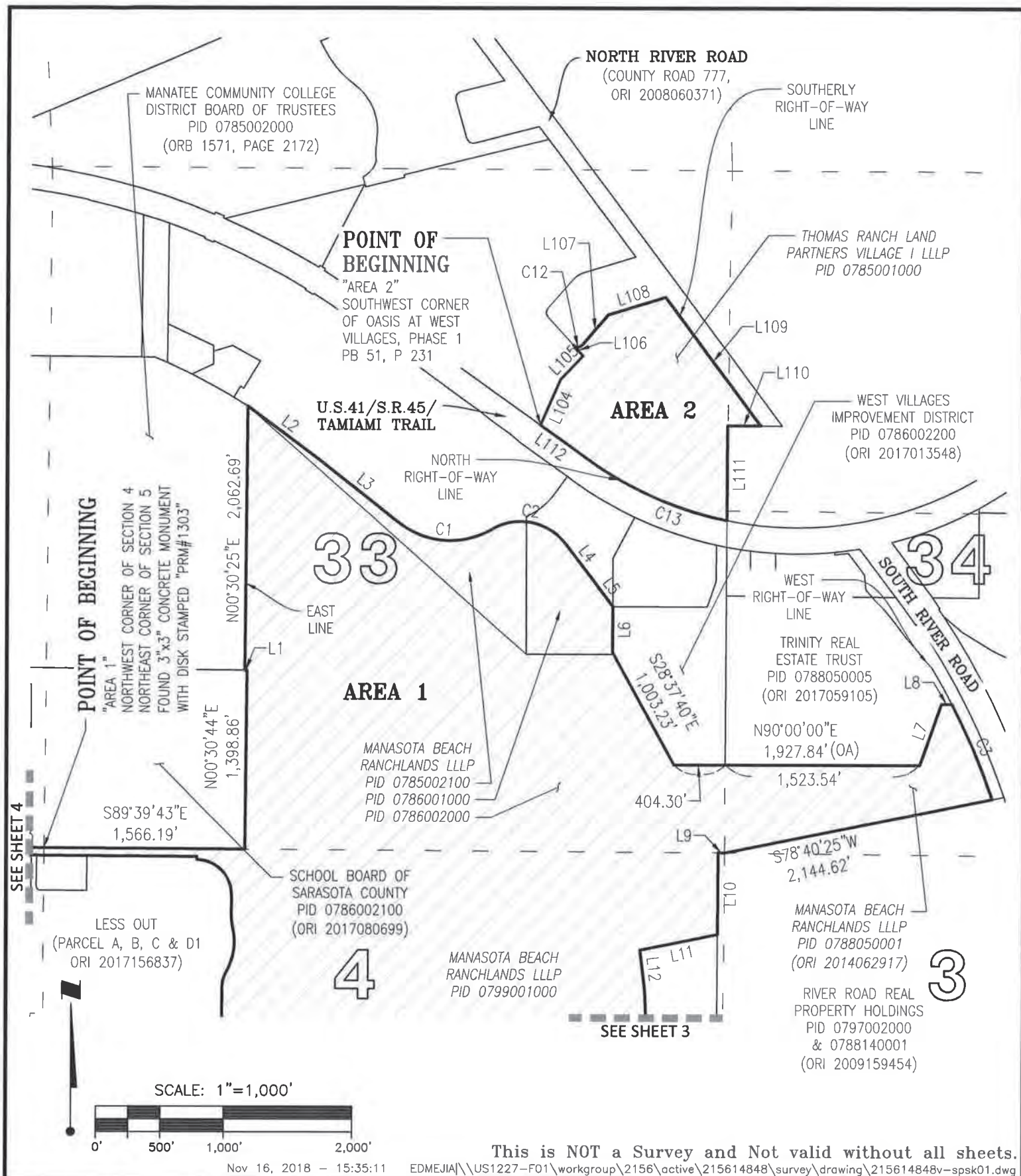
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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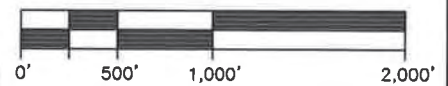
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POINT OF BEGINNING

"AREA 1"
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



SEE SHEET 2

MANASOTA BEACH
RANCHLANDS LLLP
PID 0786002000

SEE SHEET 2

S89°39'43"E
1,566.19'

L103

LESS OUT
TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)

S78°40'25"W
2,144.62'

MANASOTA BEACH
RANCHLANDS LLLP
PID 0788050001
(ORI 2014062917)

RIVER ROAD REAL
PROPERTY HOLDINGS
PID 0797002000
& 0788140001
(ORI 2009159454)

5

4

3

MANASOTA BEACH
RANCHLANDS LLLP
PID 0801001100

MANASOTA BEACH
RANCHLANDS LLLP
PID 0799001000

AREA 1

MANASOTA BEACH
RANCHLANDS LLLP
PID 0807001000

SEE SHEET 5
FOR DETAIL

S80°59'49"W 1,930.97'

MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

10

SEE SHEET 4

8

9

S80°59'49"W
818.52'

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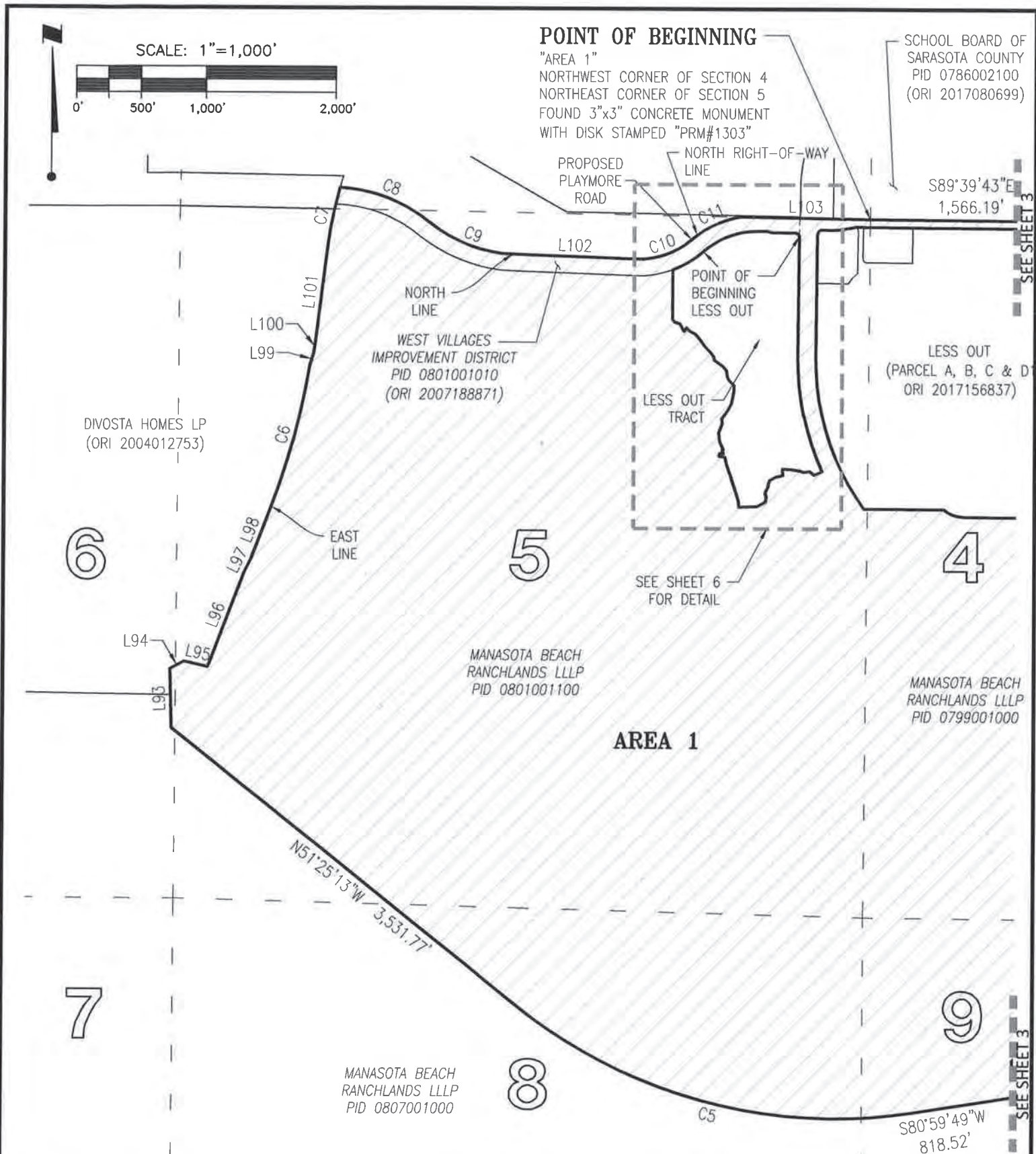
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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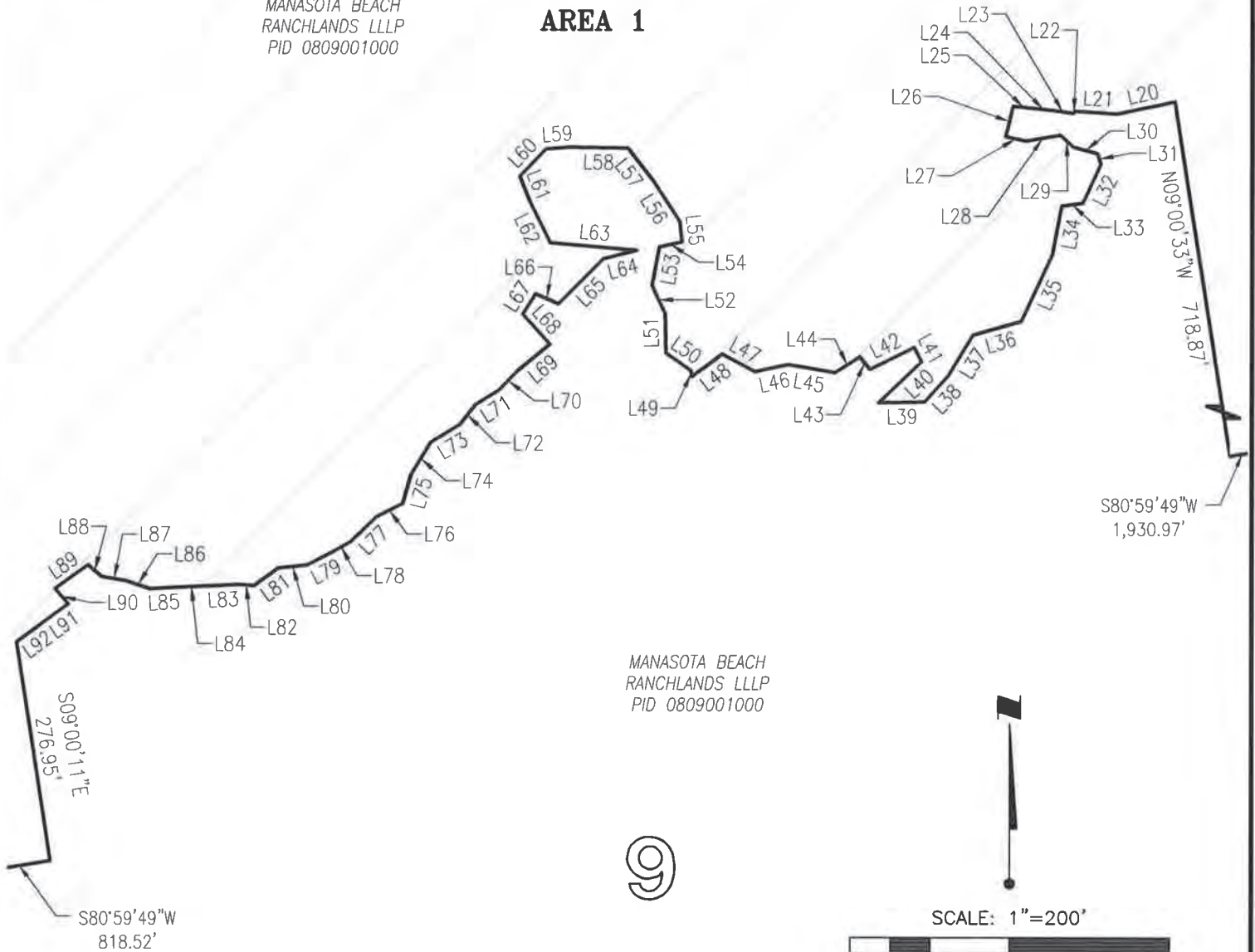
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MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

AREA 1

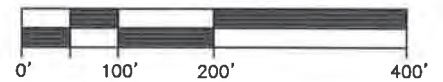


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MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000



SCALE: 1"=200'



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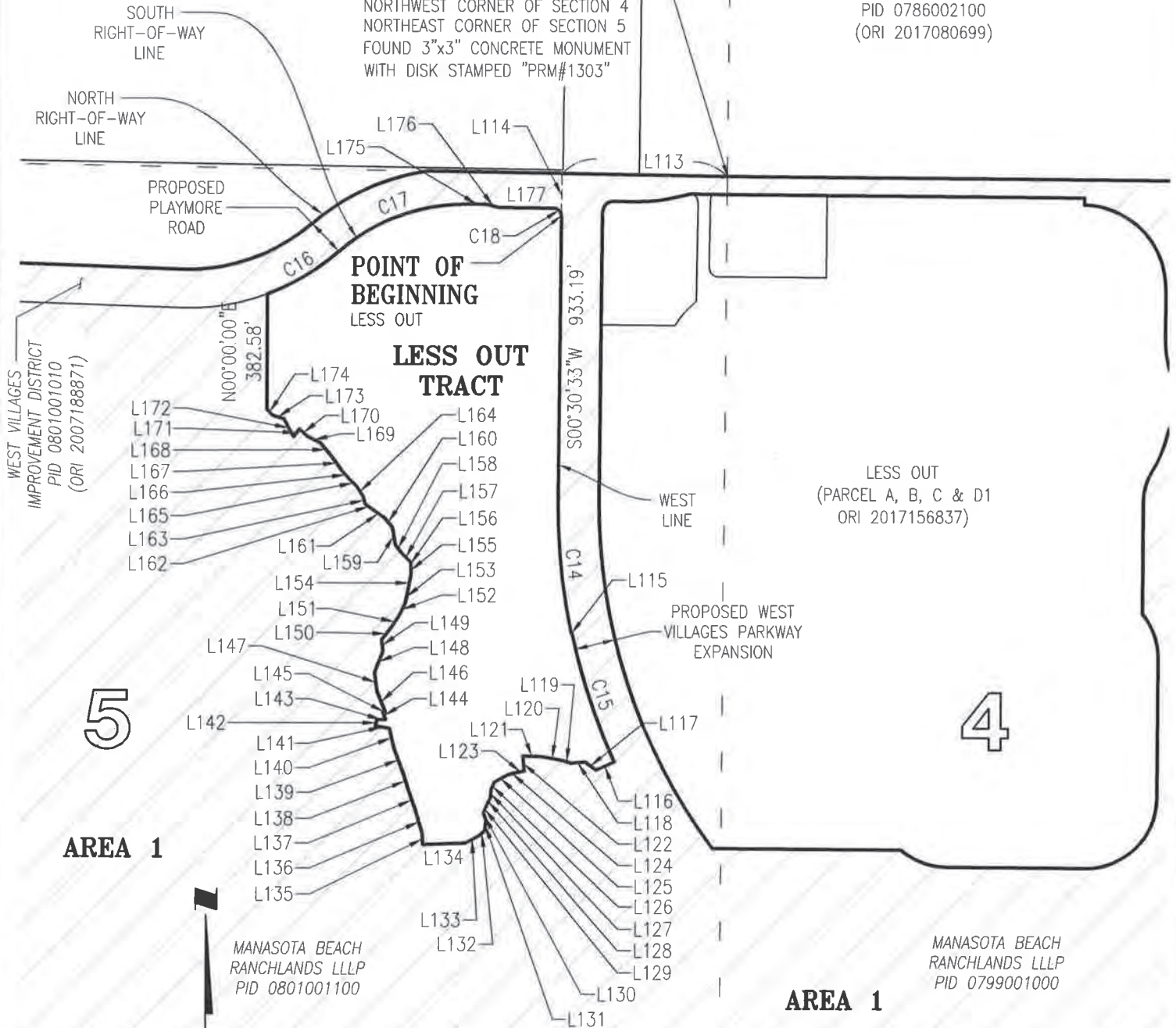
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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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LINE TABLE		
LINE	BEARING	DISTANCE
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L3	S51°41'03"E	779.04'
L4	S37°47'26"E	349.52'
L5	S36°09'48"E	270.19'
L6	S00°01'26"W	355.39'
L7	N19°33'57"E	507.94'
L8	N90°00'00"E	83.65'
L9	N89°39'52"W	50.00'
L10	S00°24'58"W	637.89'
L11	S78°39'57"W	619.12'
L12	S06°22'39"E	318.81'
L13	S28°44'39"W	616.14'
L14	S06°40'23"W	413.04'
L15	S21°28'54"E	544.75'
L16	S04°34'46"W	220.46'
L17	S17°10'53"E	417.11'
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L20	S77°39'39"W	73.08'
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L25	N84°05'15"W	27.14'
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L28	N80°39'38"E	43.65'
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LINE TABLE		
LINE	BEARING	DISTANCE
L33	S81°57'38"W	26.90'
L34	S10°55'46"W	62.19'
L35	S24°58'27"W	91.62'
L36	S74°24'55"W	62.66'
L37	S31°20'19"W	60.23'
L38	S42°39'42"W	43.82'
L39	S89°03'35"W	57.65'
L40	N46°16'48"E	74.11'
L41	N28°00'51"W	20.12'
L42	S63°31'19"W	61.39'
L43	N39°37'20"W	19.87'
L44	S57°15'01"W	36.77'
L45	N80°05'09"W	59.19'
L46	S77°56'58"W	42.86'
L47	N62°14'25"W	46.08'
L48	S53°38'28"W	46.87'
L49	N09°00'33"W	7.28'
L50	N55°09'32"W	38.42'
L51	N01°13'24"W	48.94'
L52	N24°59'35"W	38.66'
L53	N10°27'48"E	49.10'
L54	N77°08'14"E	29.27'
L55	N07°10'23"W	25.37'
L56	N32°59'31"W	60.41'
L57	N38°12'08"W	51.89'
L58	N89°17'21"W	73.23'
L59	S85°59'09"W	30.16'
L60	S43°46'05"W	47.31'
L61	S22°13'12"E	35.54'
L62	S26°38'12"E	56.03'
L63	S85°15'04"E	109.12'
L64	S75°54'45"W	43.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S45°03'58"W	79.74'
L66	N66°31'06"W	31.16'
L67	S32°10'30"W	29.91'
L68	S41°56'22"E	50.53'
L69	S50°23'12"W	52.06'
L70	S44°08'07"W	33.75'
L71	S57°33'43"W	33.96'
L72	S38°38'26"W	31.61'
L73	S58°31'55"W	42.37'
L74	S30°55'17"W	47.02'
L75	S15°20'48"W	37.52'
L76	S62°49'34"W	36.97'
L77	S45°36'09"W	44.29'
L78	S61°16'30"W	27.11'
L79	S62°32'27"W	34.95'
L80	S84°05'44"W	37.46'
L81	S54°15'32"W	37.41'
L82	N86°29'09"W	18.87'
L83	S87°23'08"W	40.21'
L84	S87°05'39"W	37.13'
L85	S86°40'31"W	32.02'
L86	N71°14'37"W	30.86'
L87	N79°57'02"W	31.06'
L88	N48°26'15"W	21.95'
L89	S54°32'36"W	51.35'
L90	S41°47'46"E	25.27'
L91	S54°22'57"W	41.12'
L92	S53°59'00"W	40.22'
L93	N01°26'06"W	457.48'
L94	N62°12'10"E	121.17'
L95	S77°06'59"E	186.82'
L96	N20°53'01"E	789.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	N26°35'39"E	100.50'
L98	N20°53'01"E	425.81'
L99	N17°23'11"E	98.66'
L100	N07°36'51"E	103.01'
L101	N07°05'12"E	704.37'
L102	S88°00'00"E	949.70'
L103	S89°05'29"E	999.93'
L104	N23°29'29"E	389.67'
L105	N44°14'02"E	254.25'
L106	N42°23'22"W	115.91'
L107	N40°38'04"E	308.73'
L108	N73°00'35"E	469.59'
L109	S36°46'13"E	1,250.51'
L110	N89°48'19"W	261.41'
L111	S00°13'53"W	740.81'
L112	N54°22'31"W	470.10'
L113	N89°05'29"W	547.07'
L114	S00°54'31"W	139.76'
L115	N77°53'19"E	3.00'
L116	S65°28'55"W	66.05'
L117	N53°27'33"W	44.88'
L118	S84°52'22"W	48.96'
L119	N70°33'21"W	26.68'
L120	N80°05'39"W	75.11'
L121	N88°29'35"W	62.43'
L122	S05°57'54"E	49.75'
L123	S79°36'43"W	24.94'
L124	S75°35'43"W	32.44'
L125	S61°02'48"W	51.77'
L126	S21°39'19"W	28.21'
L127	S02°53'16"W	23.48'
L128	S26°24'39"W	31.94'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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LINE TABLE		
LINE	BEARING	DISTANCE
L129	S23°08'57"W	24.62'
L130	S19°10'03"E	25.42'
L131	S05°14'59"W	36.18'
L132	S48°22'55"W	24.58'
L133	S61°50'16"W	52.30'
L134	S87°51'04"W	139.94'
L135	N02°08'56"W	37.05'
L136	N16°26'52"W	79.14'
L137	N19°33'53"W	74.05'
L138	N17°03'39"W	59.01'
L139	N20°09'19"W	87.18'
L140	N12°12'03"W	66.08'
L141	N81°17'33"W	47.05'
L142	N13°50'53"E	22.37'
L143	N89°51'04"E	28.07'
L144	N18°06'23"W	27.52'
L145	S85°10'32"E	7.32'
L146	N22°11'41"W	70.97'
L147	N07°31'27"W	65.13'
L148	N21°05'58"E	76.10'
L149	N06°28'39"W	38.79'
L150	N37°41'05"E	49.71'
L151	N33°29'11"E	47.21'
L152	N25°02'41"E	46.89'
L153	N12°12'45"E	40.67'
L154	N10°27'15"E	54.73'
L155	N00°30'32"W	29.04'
L156	N00°30'32"W	13.59'
L157	N45°02'27"W	44.35'
L158	N36°04'55"W	32.34'
L159	N09°51'38"W	59.08'
L160	N39°46'28"W	39.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	N54°55'27"W	50.01'
L162	N55°20'09"W	30.83'
L163	N11°12'33"W	24.55'
L164	N33°14'25"W	40.20'
L165	N45°29'16"W	32.50'
L166	N41°34'32"W	42.70'
L167	N35°36'28"W	54.80'
L168	N40°39'41"W	58.49'
L169	N63°25'03"W	48.02'
L170	N46°31'15"W	36.86'
L171	S36°47'05"W	32.43'
L172	N28°23'26"W	66.59'
L173	N72°01'31"W	41.12'
L174	N42°44'55"W	26.38'
L175	S89°29'27"E	65.99'
L176	S75°59'43"E	42.85'
L177	S89°29'27"E	184.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	87°06'20"	668.10'	605.59'	S81°20'36"E
C3	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C4	1,432.50'	3°50'16"	95.95'	95.94'	S79°04'41"W
C5	3,948.37'	45°45'30"	3,153.30'	3,070.17'	N76°03'34"W
C6	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C7	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C8	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C9	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C10	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C11	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C12	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C13	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C14	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C15	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C16	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C17	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C18	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.
Florida Registration No. 7168

Date of Signature

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 87°06'20"; thence Easterly along the arc of said curve, a distance of 668.10 feet, said curve having a chord bearing and distance of S.81°20'36"E., 605.59 feet, to the point of tangency of said curve; thence S.37°47'26"E., a distance of 349.52 feet; thence S.36°09'48"E., a distance of 270.19 feet to a point in the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'26"W., a distance of 355.39 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 325.39 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,432.50 feet and a central angle of 03°50'16"; thence Westerly along the arc of said curve, a distance of 95.95 feet, said curve having a chord bearing and distance of S.79°04'41"W., 95.94 feet, to the point of tangency of said curve; thence S.80°59'49"W., a distance of 1,930.97 feet; thence N.09°00'33"W., a distance of 718.87 feet; thence S.77°39'39"W., a distance of 73.08 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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TASK CODE 210	DRAWN BY EDM	CHECKED BY JRJ	CAD FILE 215614848v-spsk01	PROJECT NO 215614848	SHEET 9 OF 11	DRAWING INDEX NO 215614848v-spsk01	REV
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feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.80°59'49"W., a distance of 818.52 feet to the point of curvature of a non-tangent curve to the right, having a radius of 3,948.37 feet and a central angle of 45°45'30"; thence Westerly along the arc of said curve, a distance of 3,153.30 feet, said curve having a chord bearing and distance of N.76°03'34"W., 3,070.17 feet, to the end of said curve; thence N.51°25'13"W. along a line non-tangent to said curve, a distance of 3,531.77 feet; thence N.01°26'06"W., a distance of 457.48 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 67,903,750 square feet or 1,558.8556 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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210	EDM	JRJ	215614848v-spsk01	215614848	10 OF 11	215614848v-spsk01	

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

Unit 7 contains 64,289,475 square feet or 1,475.8833 acres, more or less.

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHECKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 11	DRAWING INDEX NO: 215614848v-spsk01	REV
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WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 7
Amendment to Master Plan of Improvements

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this amendment is to revise and update the area and boundary in the Master Plan of Improvements prepared by Stantec Consulting Services Inc. on December 13, 2018. The new area will be 1524.70 acres. An updated sketch and legal description for the revised boundary is included in the attached Exhibit 1. There are no additional changes to the original Master Plan of Improvements.

EXHIBIT 1

DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 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 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 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 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 7

Plan of Improvements for Bond Issue No. 1



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

January 29, 2019

WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

Table of Contents

SECTION A. INTRODUCTIONS	1
1. General.....	1
2. Purpose and Scope	1
3. Lands in Unit of Development No. 7	1
 SECTION B. EXISTING CONDITIONS.....	 2
1. Topography	2
2. Soils and Vegetation.....	2
3. Land Use and Zoning	2
 SECTION C. INFRASTRUCTURE PLANS.....	 3
1. Public Infrastructure Improvements	3
2. Permitting	3
3. Estimated Cost of Improvements	4
 SECTION D. MAINTENANCE RESPONSIBILITIES	 5
 SECTION E. SUMMARY AND CONCLUSION.....	 6
 EXHIBIT A AERIAL LOCATION MAP	 7
 EXHIBIT B UNIT 7 SKETCH AND LEGAL DESCRIPTION.....	 9

January 29, 2019

SECTION A. INTRODUCTIONS

1. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-458, Laws of Florida as amended (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. Purpose and Scope

The purpose of this Bond Issue No. 1 Report is to present the nature and extent of the improvements which may be implemented by WVID for and on behalf of the Unit of Development No. 7 ("Unit No. 7"), which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this report generally describes the existing land within Unit No. 7 and the proposed improvements and recommendations. The report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. Lands in Unit of Development No. 7

An Aerial Location Map showing the location of Unit No. 7 is included as Exhibit A. The Legal Description(s) and Sketch(s) are included as Exhibit B and reflect the lands included in Unit No. 7. These lands total approximately 1,476 acres.



January 29, 2019

SECTION B. EXISTING CONDITIONS

1. Topography

The area within Unit No. 7 is relatively flat with site elevations ranging from approximately 9 feet to 12 feet. The land within the unit is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

2. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit No. 7 are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within Unit No. 7 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

3. Land Use and Zoning

Unit No. 7 is located within the City of North Port, Florida ("City"). Parcels within the boundary of Unit No. 7 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive approvals from the City that are compatible with the comprehensive land use plan adopted by the City.



January 29, 2019

SECTION C. INFRASTRUCTURE PLANS

1. Public Infrastructure Improvements

WVID has formed Unit No. 7 in order to finance infrastructure design and construction required to provide public infrastructure for the Unit (the "Project") and its ultimate property owners.

The improvements for the unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets
- Stormwater Improvements
- Water and sewer facilities
- Irrigation facilities
- Public roadway landscape, lighting, signage, and furnishings
- Entry features
- Engineering and contingencies

Access to the project will be provided via River Road, US-41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City of North Port.

2. Permitting

Required permits already received or ones that will be applied for are summarized in Table 1. It is our opinion that there are no technical reasons existing at this time which would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described below, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7**MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1**

January 29, 2019

Table 1
Permitting Status

Permit	Permit Number	Date Approved
Village B Rezone Approval	Ordinance 2015-19	6/8/15
VDPP Village E	VDPP 17-159	Pending
VDPP Village F	VDPP 17-160	Pending
VDPP Village G	VDPP 17-161	Pending
West Villages Pkwy – Playmore Dr to Atlanta Braves Spring Training Complex	MAS 17-075	10/12/18
West Villages Pkwy – Atlanta Braves Spring Training Complex to Manasota Beach Rd	PRE 18-260	Pending
Playmore Dr Realignment	INF 17-129	9/21/17
Preto Blvd – US-41 to Playmore Dr including US-41 Improvements	INF 17-128 FDOT 2018-A-194-001	2/19/18
US-41/ West Villages Pkwy Intersection Improvements	FDOT 2018-A-194-012	10/4/18
Preto Blvd – Playmore Dr to Manasota Beach Rd	PRE 18-261	Pending
Manasota Beach Rd – West Villages Pkwy to River Rd	TBD	TBD
Wastewater Treatment Plant	FDEP FLA 984841-001-DWIP MAS 17-168	9/20/17 1/16/18
Water Treatment Plant	TBD	TBD
Parks (Dog Park on River Road)	INF-15-153/ SCP-15-122	10/4/16
Various Water Management Improvements	TBD	TBD
Monuments	TBD	TBD
Landscaping on US-41	TBD	TBD
Village B Subdivision Improvements	TBD	TBD

3. Estimated Costs of Improvements

Table 2 lists the components of the planned improvements for the Unit No. 7, together with their estimated costs of design and construction. The Table also includes an estimate of administrative, engineering and other fees, and contingencies associated with the improvements.



January 29, 2019

Table 2
Estimated Costs of Improvements (2019 \$)

Item	Description	Estimated Construction Costs (Note 2)
1	Collector and Arterial Roads (see Note No. 1)	\$ 22,000,000
2	Wastewater Treatment Plant (Pro Rata Share-see Note 3)	\$ 13,000,000
3	Water Treatment Plant (Pro Rata Share-see Note 3)	\$ 4,000,000
4	Water Management	\$ 6,000,000
5	Parks	\$ 1,000,000
6	Hardscape and Landscape	\$ 2,000,000
7	Consultants and Contingencies (20%)	\$ 9,600,000
	Subtotal	\$ 57,600,000
8	Village B Subdivision Improvements based on 111 Lots at \$25,000/ Lot (see Note No. 1)	\$ 2,775,000
9	Consultants and Contingencies (20%)	\$ 555,000
	Subtotal	\$ 3,330,000
	Total	\$ 60,930,000

Note No. 1: Costs include roads, water, sewer, irrigation, drainage, landscaping, and street lights.

Note No. 2: Cost rounded to nearest \$1 million with the exception of Village B Subdivision Improvements.

Note No. 3: Costs of wastewater and water plants represent Unit 7's estimated proportionate share of plant(s) usage.

SECTION D. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the Entry features and Landscaping and Irrigation associated with the roadway system are expected to be the responsibility of WVID.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7

MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

January 29, 2019

2. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City.
3. Maintenance and operation of the stormwater management system will be the responsibility of the WVID.
4. Maintenance and operation of the off-site roadway improvements will be the responsibility of WVID, City or FDOT depending on the ownership of the road.

SECTION E. SUMMARY AND CONCLUSION

The Improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

January 29, 2019

EXHIBIT A - AERIAL LOCATION MAP





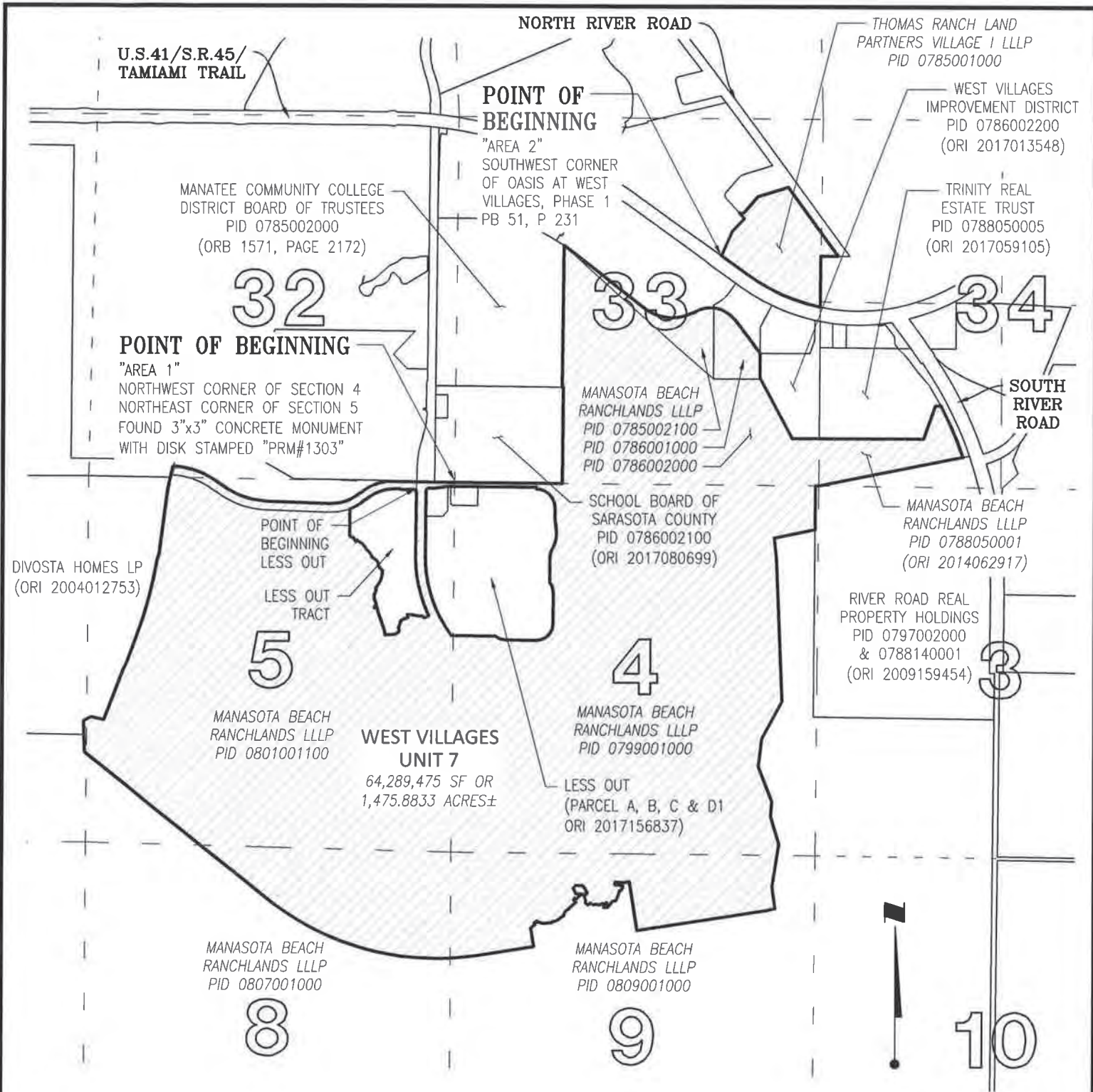
WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7

MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

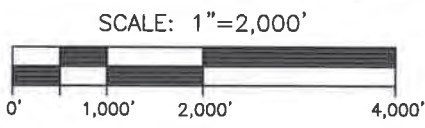
January 29, 2019

EXHIBIT B – UNIT 7 SKETCH AND LEGAL DESCRIPTION





ABBREVIATIONS LEGEND:
PID = PARCEL IDENTIFICATION NUMBER
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT



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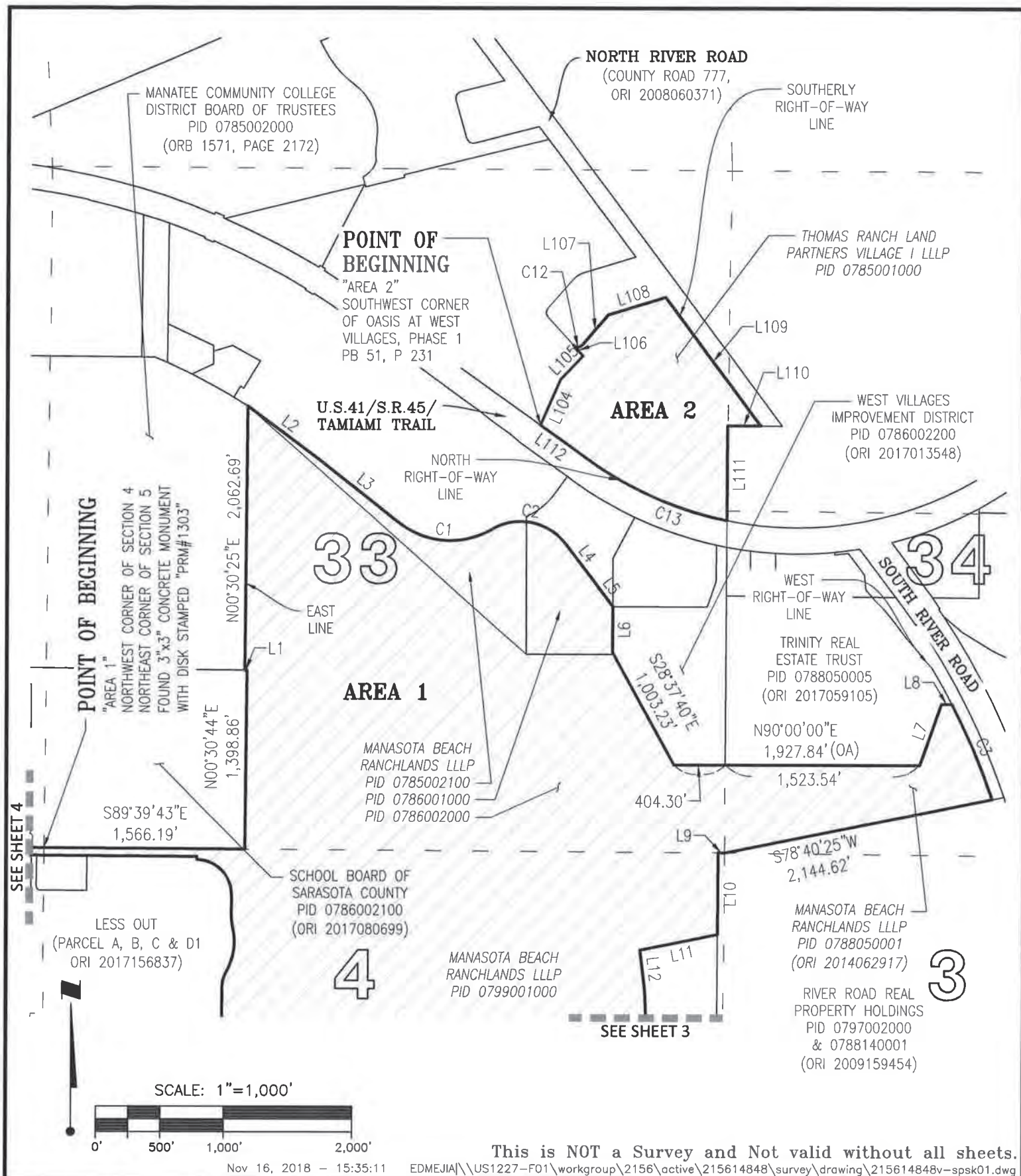
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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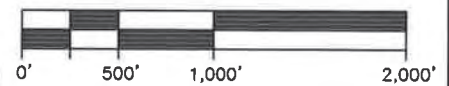
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210	EDM	JRJ	215614848v-spsk01	215614848	2 OF 11	215614848v-spsk01	

POINT OF BEGINNING

"AREA 1"
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



SEE SHEET 2

MANASOTA BEACH
RANCHLANDS LLLP
PID 0786002000

SEE SHEET 2

S89°39'43"E
1,566.19'

S78°40'25"W
2,144.62'

LESS OUT
TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)

MANASOTA BEACH
RANCHLANDS LLLP
PID 0788050001
(ORI 2014062917)

RIVER ROAD REAL
PROPERTY HOLDINGS
PID 0797002000
& 0788140001
(ORI 2009159454)

5

4

3

MANASOTA BEACH
RANCHLANDS LLLP
PID 0801001100

MANASOTA BEACH
RANCHLANDS LLLP
PID 0799001000

AREA 1

MANASOTA BEACH
RANCHLANDS LLLP
PID 0807001000

9

SEE SHEET 5
FOR DETAIL

MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

10

SEE SHEET 4

8

S80°59'49"W
818.52'

S80°59'49"W 1,930.97'

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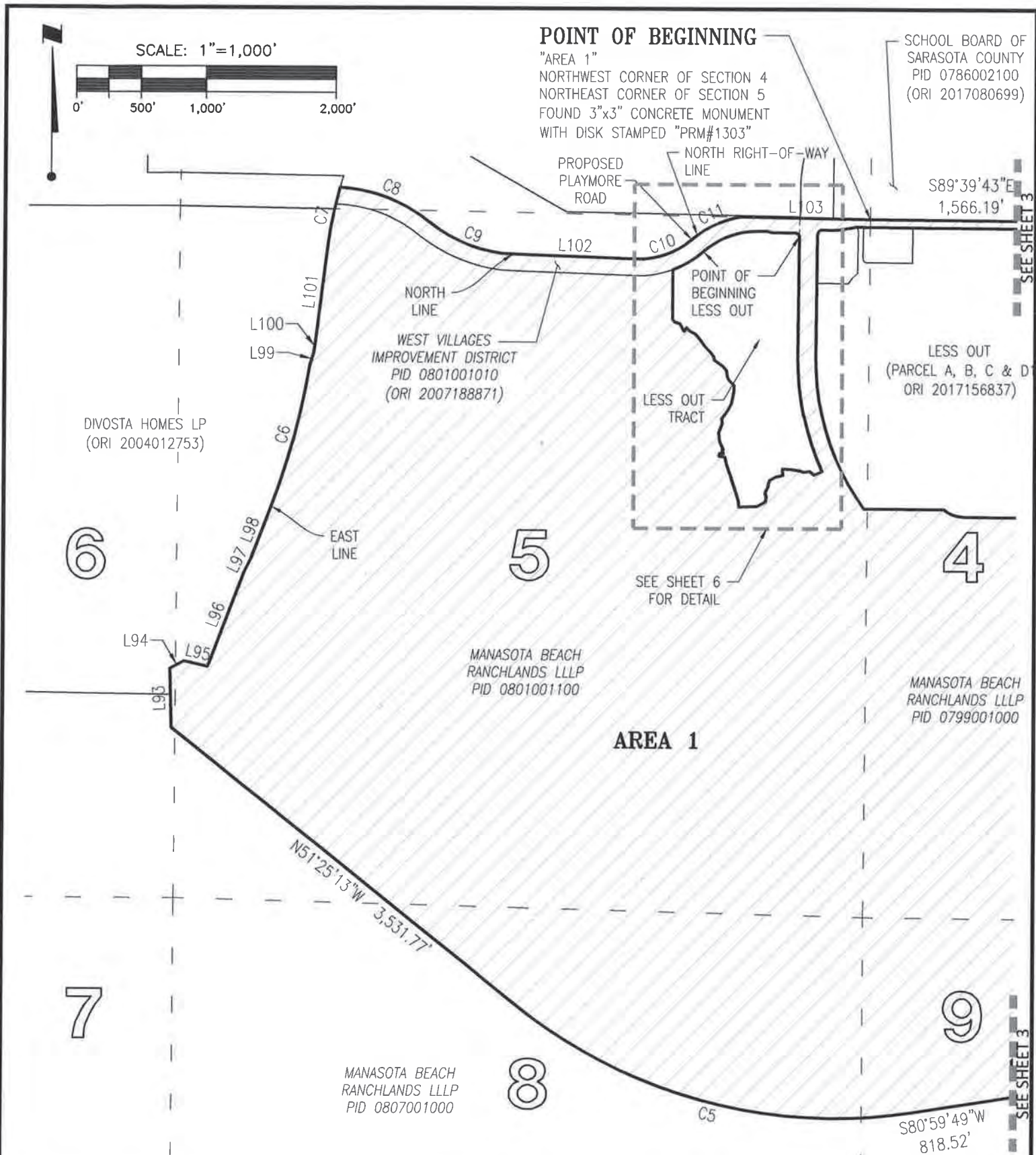
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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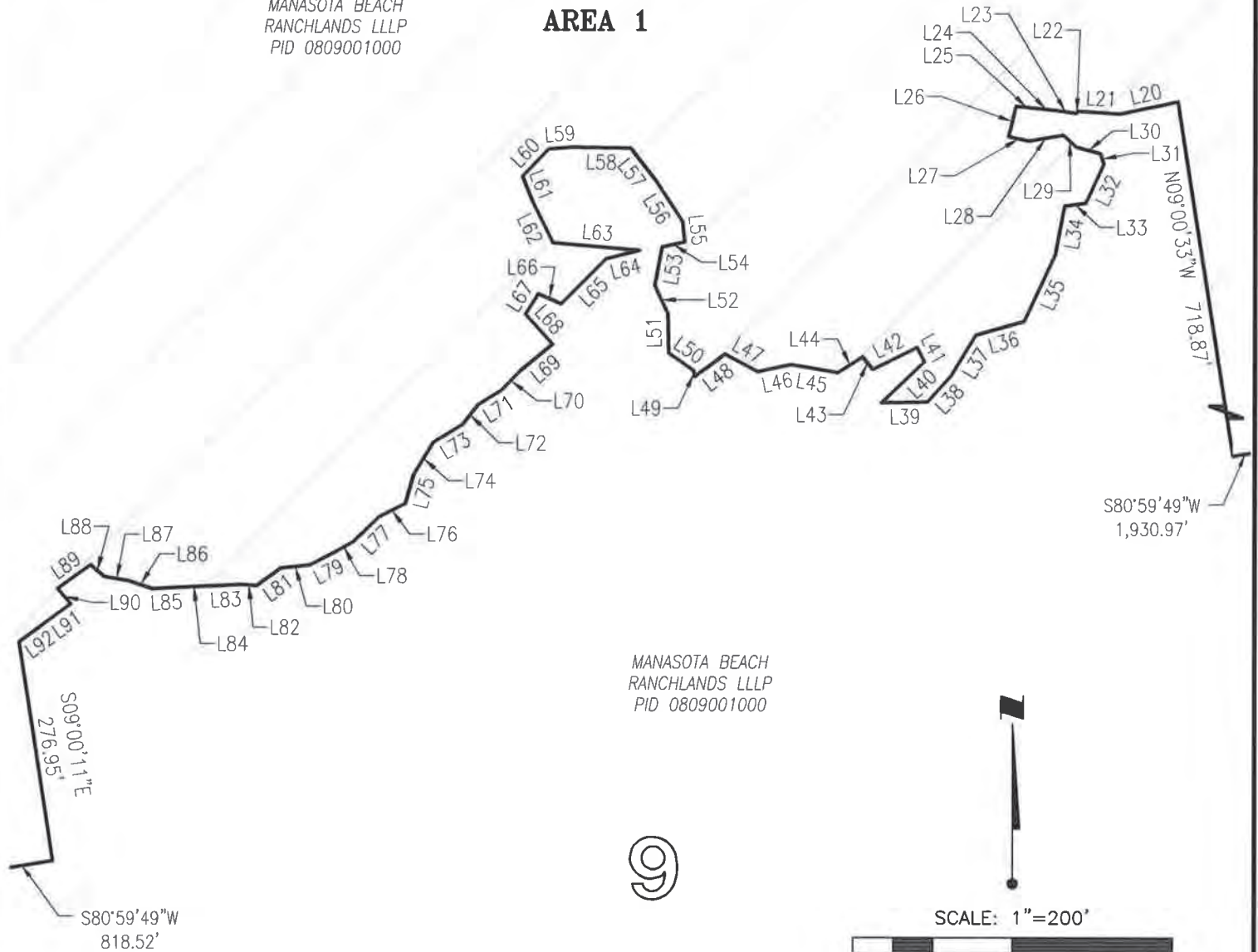
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MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

AREA 1

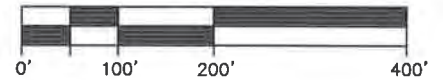


9

MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000



SCALE: 1"=200'



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POINT OF COMMENCEMENT

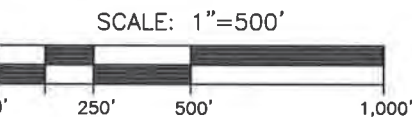
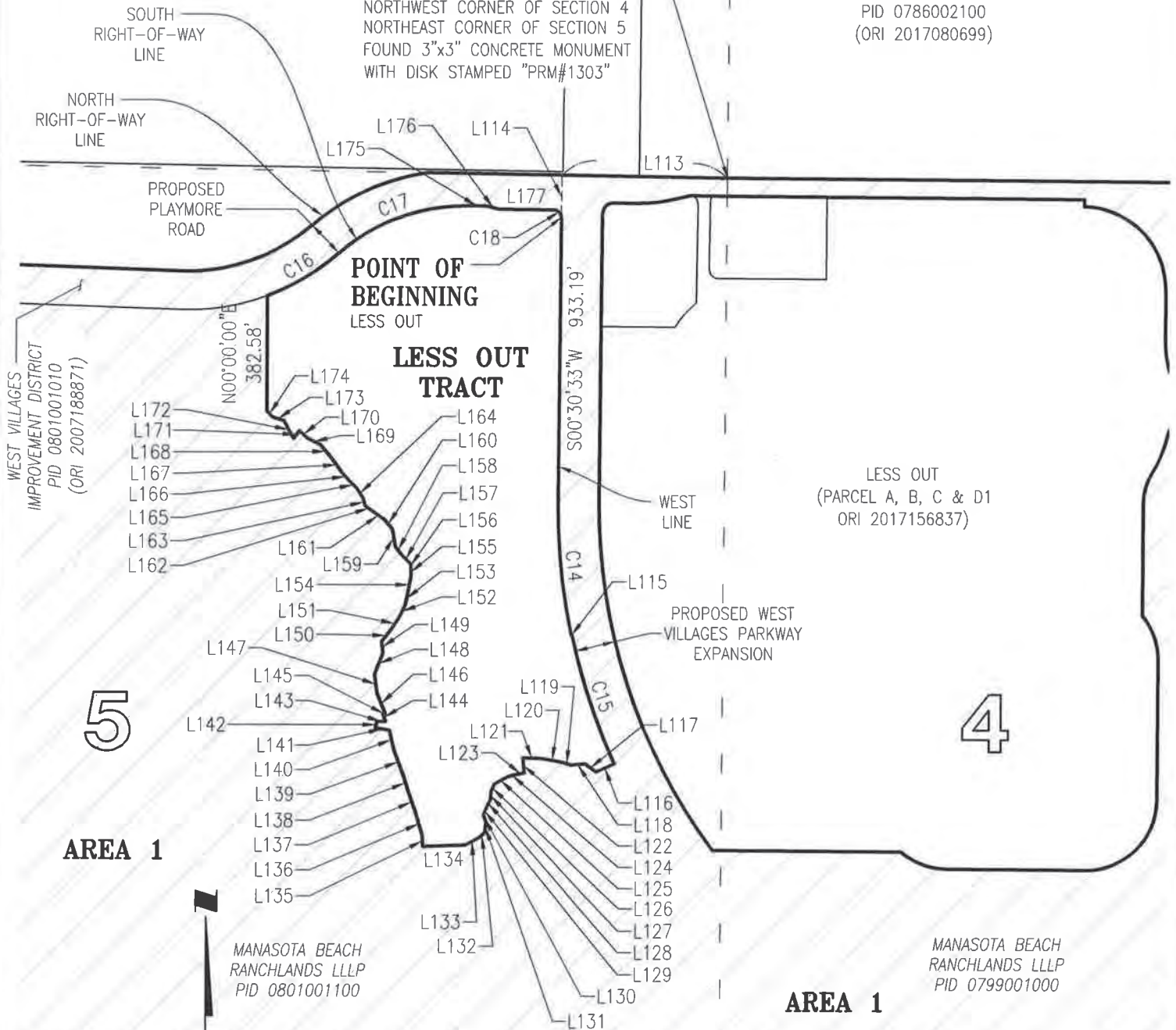
LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)

POINT OF BEGINNING

LESS OUT
TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'45"W	16.32'
L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	S37°47'26"E	349.52'
L5	S36°09'48"E	270.19'
L6	S00°01'26"W	355.39'
L7	N19°33'57"E	507.94'
L8	N90°00'00"E	83.65'
L9	N89°39'52"W	50.00'
L10	S00°24'58"W	637.89'
L11	S78°39'57"W	619.12'
L12	S06°22'39"E	318.81'
L13	S28°44'39"W	616.14'
L14	S06°40'23"W	413.04'
L15	S21°28'54"E	544.75'
L16	S04°34'46"W	220.46'
L17	S17°10'53"E	417.11'
L18	S09°03'48"W	626.79'
L19	S08°20'04"E	325.39'
L20	S77°39'39"W	73.08'
L21	N86°18'31"W	52.94'
L22	S41°44'37"W	3.63'
L23	N81°51'55"W	26.65'
L24	N84°01'25"W	21.82'
L25	N84°05'15"W	27.14'
L26	S14°09'27"W	39.29'
L27	S78°31'41"E	25.88'
L28	N80°39'38"E	43.65'
L29	S48°22'47"E	22.47'
L30	S75°12'44"E	31.44'
L31	S17°50'30"E	14.01'
L32	S25°24'48"W	53.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S81°57'38"W	26.90'
L34	S10°55'46"W	62.19'
L35	S24°58'27"W	91.62'
L36	S74°24'55"W	62.66'
L37	S31°20'19"W	60.23'
L38	S42°39'42"W	43.82'
L39	S89°03'35"W	57.65'
L40	N46°16'48"E	74.11'
L41	N28°00'51"W	20.12'
L42	S63°31'19"W	61.39'
L43	N39°37'20"W	19.87'
L44	S57°15'01"W	36.77'
L45	N80°05'09"W	59.19'
L46	S77°56'58"W	42.86'
L47	N62°14'25"W	46.08'
L48	S53°38'28"W	46.87'
L49	N09°00'33"W	7.28'
L50	N55°09'32"W	38.42'
L51	N01°13'24"W	48.94'
L52	N24°59'35"W	38.66'
L53	N10°27'48"E	49.10'
L54	N77°08'14"E	29.27'
L55	N07°10'23"W	25.37'
L56	N32°59'31"W	60.41'
L57	N38°12'08"W	51.89'
L58	N89°17'21"W	73.23'
L59	S85°59'09"W	30.16'
L60	S43°46'05"W	47.31'
L61	S22°13'12"E	35.54'
L62	S26°38'12"E	56.03'
L63	S85°15'04"E	109.12'
L64	S75°54'45"W	43.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S45°03'58"W	79.74'
L66	N66°31'06"W	31.16'
L67	S32°10'30"W	29.91'
L68	S41°56'22"E	50.53'
L69	S50°23'12"W	52.06'
L70	S44°08'07"W	33.75'
L71	S57°33'43"W	33.96'
L72	S38°38'26"W	31.61'
L73	S58°31'55"W	42.37'
L74	S30°55'17"W	47.02'
L75	S15°20'48"W	37.52'
L76	S62°49'34"W	36.97'
L77	S45°36'09"W	44.29'
L78	S61°16'30"W	27.11'
L79	S62°32'27"W	34.95'
L80	S84°05'44"W	37.46'
L81	S54°15'32"W	37.41'
L82	N86°29'09"W	18.87'
L83	S87°23'08"W	40.21'
L84	S87°05'39"W	37.13'
L85	S86°40'31"W	32.02'
L86	N71°14'37"W	30.86'
L87	N79°57'02"W	31.06'
L88	N48°26'15"W	21.95'
L89	S54°32'36"W	51.35'
L90	S41°47'46"E	25.27'
L91	S54°22'57"W	41.12'
L92	S53°59'00"W	40.22'
L93	N01°26'06"W	457.48'
L94	N62°12'10"E	121.17'
L95	S77°06'59"E	186.82'
L96	N20°53'01"E	789.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	N26°35'39"E	100.50'
L98	N20°53'01"E	425.81'
L99	N17°23'11"E	98.66'
L100	N07°36'51"E	103.01'
L101	N07°05'12"E	704.37'
L102	S88°00'00"E	949.70'
L103	S89°05'29"E	999.93'
L104	N23°29'29"E	389.67'
L105	N44°14'02"E	254.25'
L106	N42°23'22"W	115.91'
L107	N40°38'04"E	308.73'
L108	N73°00'35"E	469.59'
L109	S36°46'13"E	1,250.51'
L110	N89°48'19"W	261.41'
L111	S00°13'53"W	740.81'
L112	N54°22'31"W	470.10'
L113	N89°05'29"W	547.07'
L114	S00°54'31"W	139.76'
L115	N77°53'19"E	3.00'
L116	S65°28'55"W	66.05'
L117	N53°27'33"W	44.88'
L118	S84°52'22"W	48.96'
L119	N70°33'21"W	26.68'
L120	N80°05'39"W	75.11'
L121	N88°29'35"W	62.43'
L122	S05°57'54"E	49.75'
L123	S79°36'43"W	24.94'
L124	S75°35'43"W	32.44'
L125	S61°02'48"W	51.77'
L126	S21°39'19"W	28.21'
L127	S02°53'16"W	23.48'
L128	S26°24'39"W	31.94'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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LINE TABLE		
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L130	S19°10'03"E	25.42'
L131	S05°14'59"W	36.18'
L132	S48°22'55"W	24.58'
L133	S61°50'16"W	52.30'
L134	S87°51'04"W	139.94'
L135	N02°08'56"W	37.05'
L136	N16°26'52"W	79.14'
L137	N19°33'53"W	74.05'
L138	N17°03'39"W	59.01'
L139	N20°09'19"W	87.18'
L140	N12°12'03"W	66.08'
L141	N81°17'33"W	47.05'
L142	N13°50'53"E	22.37'
L143	N89°51'04"E	28.07'
L144	N18°06'23"W	27.52'
L145	S85°10'32"E	7.32'
L146	N22°11'41"W	70.97'
L147	N07°31'27"W	65.13'
L148	N21°05'58"E	76.10'
L149	N06°28'39"W	38.79'
L150	N37°41'05"E	49.71'
L151	N33°29'11"E	47.21'
L152	N25°02'41"E	46.89'
L153	N12°12'45"E	40.67'
L154	N10°27'15"E	54.73'
L155	N00°30'32"W	29.04'
L156	N00°30'32"W	13.59'
L157	N45°02'27"W	44.35'
L158	N36°04'55"W	32.34'
L159	N09°51'38"W	59.08'
L160	N39°46'28"W	39.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	N54°55'27"W	50.01'
L162	N55°20'09"W	30.83'
L163	N11°12'33"W	24.55'
L164	N33°14'25"W	40.20'
L165	N45°29'16"W	32.50'
L166	N41°34'32"W	42.70'
L167	N35°36'28"W	54.80'
L168	N40°39'41"W	58.49'
L169	N63°25'03"W	48.02'
L170	N46°31'15"W	36.86'
L171	S36°47'05"W	32.43'
L172	N28°23'26"W	66.59'
L173	N72°01'31"W	41.12'
L174	N42°44'55"W	26.38'
L175	S89°29'27"E	65.99'
L176	S75°59'43"E	42.85'
L177	S89°29'27"E	184.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	87°06'20"	668.10'	605.59'	S81°20'36"E
C3	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C4	1,432.50'	3°50'16"	95.95'	95.94'	S79°04'41"W
C5	3,948.37'	45°45'30"	3,153.30'	3,070.17'	N76°03'34"W
C6	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C7	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C8	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C9	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C10	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C11	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C12	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C13	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C14	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C15	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C16	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C17	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C18	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.
Florida Registration No. 7168

Date of Signature

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE 210	DRAWN BY EDM	CHECKED BY JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 8 OF 11	DRAWING INDEX NO: 215614848v-spsk01	REV:
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 87°06'20"; thence Easterly along the arc of said curve, a distance of 668.10 feet, said curve having a chord bearing and distance of S.81°20'36"E., 605.59 feet, to the point of tangency of said curve; thence S.37°47'26"E., a distance of 349.52 feet; thence S.36°09'48"E., a distance of 270.19 feet to a point in the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'26"W., a distance of 355.39 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 325.39 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,432.50 feet and a central angle of 03°50'16"; thence Westerly along the arc of said curve, a distance of 95.95 feet, said curve having a chord bearing and distance of S.79°04'41"W., 95.94 feet, to the point of tangency of said curve; thence S.80°59'49"W., a distance of 1,930.97 feet; thence N.09°00'33"W., a distance of 718.87 feet; thence S.77°39'39"W., a distance of 73.08 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE 210	DRAWN BY EDM	CHECKED BY JRJ	CAD FILE 215614848v-spsk01	PROJECT NO 215614848	SHEET 9 OF 11	DRAWING INDEX NO 215614848v-spsk01	REV
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feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.80°59'49"W., a distance of 818.52 feet to the point of curvature of a non-tangent curve to the right, having a radius of 3,948.37 feet and a central angle of 45°45'30"; thence Westerly along the arc of said curve, a distance of 3,153.30 feet, said curve having a chord bearing and distance of N.76°03'34"W., 3,070.17 feet, to the end of said curve; thence N.51°25'13"W. along a line non-tangent to said curve, a distance of 3,531.77 feet; thence N.01°26'06"W., a distance of 457.48 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 67,903,750 square feet or 1,558.8556 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

Unit 7 contains 64,289,475 square feet or 1,475.8833 acres, more or less.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHECKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 11	DRAWING INDEX NO: 215614848v-spsk01	REV
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WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 7
Plan of Improvements for Bond Issue No. 1

JULY 14, 2022



SUBMITTED BY
Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this amendment is to revise and update the area and boundary in the Plan of Improvements prepared by Stantec Consulting Services Inc. on January 29, 2019. The new area will be 1,524.70 acres. An updated sketch and legal description for the revised boundary is included in the attached Exhibit 1. There are no additional changes to the original Plan of Improvements for Bond Issue No. 1.

EXHIBIT 1

DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 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 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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

TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 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 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 12 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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Composite Exhibit B

Amended and Restated Unit of Development No. 7 Master Special Assessment Methodology Report, dated July 14, 2022

Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7, dated July 14, 2022



Amended and Restated Master Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 7

July 14, 2022

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in the City of North Port, Florida (the “City”) within Sarasota County, Florida (the “County”). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature (the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This Master Special Assessment Methodology Report (the “Master Report”) applies exclusively to Unit of Development No. 7 (“Unit No. 7”) of the District and the plan of development which currently contemplates a total of 2,531 residential dwelling units, of varying product types.

Unit No. 7 includes approximately 1,525+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 7 (the “Unit No. 7 Improvements”). The West Villages Improvement District Unit of Development No. 7 Plan of Improvements dated December 13, 2018 and amended by a First Amendment dated July 14, 2022 (the “Engineer’s Report”), prepared by Stantec Consulting Services Inc., 6900 Professional Parkway East, Sarasota, Florida 34240. (the “District Engineer”), includes on-site and off-site roadways, surface water management/drainage system; a potable water system (including water treatment plant), wastewater system/facilities (including wastewater treatment plant), parks, irrigation systems, landscaping and hardscape features; and associated permits and professional fees (collectively the “Project”). The total estimated costs of the construction of the Project are \$148,000,000.

The District could issue up to approximately \$174,000,000 of Special Assessment Bonds (the “Bonds”) if the District were to finance the entire Project, as described in the Engineer’s Report. It is expected that the District will finance only a portion of the Project with the issuance of Bonds in one or more series.

This Master Report will equitably allocate the costs being incurred by the District to provide the Unit No. 7 Improvements to the assessable lands within Unit No. 7 in the District. The implementation of the Project will convey special and peculiar benefits to the assessable properties within Unit No. 7 in the District. The Bonds issued to finance the Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 7.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 7. The total cost of the Project is currently estimated to be \$148,000,000.00. A detail of the estimated Project costs for the development is included herein on **Table A**.

Since it is contemplated that the Project will be developed in phases, the Project has been designed to be functional and confer special benefits to all landowners within Unit No. 7, prior to all phases being completed. Under such a phasing plan, each phase or portion of the Project can be financed independently of the other phases. As the finance program is implemented, supplemental methodology reports will be issued detailing the particulars of a specific bond issue. The supplemental report(s) will apply the principles set forth herein to determine the specific assessments required to repay the bonds issued to fund the then current development program. Any portion of the Project not financed through the issuance of the Bonds will be paid for by Manasota Beach Ranchlands, LLLP and Thomas Ranch

Land Partners Village 1, LLLP, (both entities are subsidiaries of West Villages, LLLP) or their successors or assigns (collectively the “Developer”).

Each component of the infrastructure works as a system to provide benefits to the lands within Unit No. 7 in the District. It is useful to consider three (3) distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the plan of development have received a certificate of occupancy. This condition exists when the infrastructure is financed prior to any development. In the undeveloped state all the lands within Unit No. 7 in the District receive benefit from the Project and all of the lands within Unit No. 7 will be assessed to repay the Bonds. These assessments would be calculated on an equal acreage basis.

The second condition is “on-going development”. During this stage the installation of infrastructure has commenced. Additionally, the plan of development has started to unfold. Therefore, each platted parcel and/or unit/lot would be assigned a proportionate debt service assessment amount. The remaining unassigned debt would continue to fall on the balance of the unplatted land and the unplatted land would continue to be assessed on an equal acre basis.

The third condition is the “completed development state”. In this condition the entire plan of development has been platted and the total par value of the bonds has been assigned as specific assessments to each platted parcel of development within Unit No. 7 in the District.

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within Unit No. 7. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in Unit No. 7 must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A. Allocation of Benefit: Each parcel of land, lot and/or unit within Unit No. 7 in the District benefits from the construction and financing of the proposed improvements.
- B. Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Unit No. 7 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the proposed Bonds, the District's debt will be allocated to the gross acreage within Unit No. 7 which totals approximately 1,525+/- acres and upon platting, to each platted parcel and/or residential dwelling unit/lot in Unit No. 7 on an Equivalent Residential Unit ("ERU") basis and on the remaining unplatted land on an equal acreage basis. As platting occurs the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an ERU basis as shown herein on **Table C-1** and **Table F**. For the purpose of this Master Report each 50' single family residential dwelling unit will be the base unit upon which other product types will be compared to and has been assigned one (1) ERU. (Refer to **Table C-1** attached hereto for proposed ERU Factors).

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the ERU factors as shown herein on **Table C-1**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* ("F.S.") or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, F.S., or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is \$148,000,000.00. The construction program and the costs associated with Unit No. 7 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within Unit No. 7 in the District (currently estimated at 1,525+/-

acres). Based on the current market conditions the total aggregate principal amount of the Bonds (approximately \$174,000,000.00) for Unit No. 7 is shown herein on **Table B**. The proceeds of the Bonds will provide a maximum of approximately \$148,000,000.00 for construction related costs. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B**. (Note: The District may not issue the total Par Debt of \$174,000,000 referenced in this Master Report.)

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C**, **Table C-1**, **Table D** and **Table D-1**, for the infrastructure improvements financed by the District for the Project (estimated at \$148,000,000.00) is initially based on the estimated number of residential dwelling units (2,531) projected to be constructed within Unit No. 7 in the District and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of approximately \$174,000,000.00 at an assumed interest rate of 5.75% the estimated annual debt service on the Unit No. 7 Bonds will be approximately \$12,555,747.00 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable dwelling units. The District shall, at the time a plat or re-plat is submitted to the City and/or County:

A. Assume that the total number of *ERUs* relative to the Project is at least 2,531.

B. Ascertain the number of assessable residential dwelling units/lots in the plat (unrecorded at this time) or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of *ERUs* associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of potential remaining assessable dwelling units/lots (“Remaining Assessable Units/Lots,” and together with the Planned Assessable Units/Lots, the “Total Assessable Units/Lots”) and total number of *ERUs* associated with the Remaining Assessable Units/Lots.

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 2,531, then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are less than 2,531, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D-1**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are more than 2,531 after the filing of the final plat for the Project, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in **Table D-1**.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 7 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As previously described in the Master Report, the debt associated with the District's improvement plan will be initially distributed on an equal acreage basis on all of the benefiting acreage within Unit No. 7 in the District as outlined herein on **Table F** and **Exhibit "A"** attached hereto. As plats are approved parcels and/or lot/units within Unit No. 7 will be assessed in the manner described herein.

The lands within Unit No. 7 consist of approximately 1,525+/- acres as described in **Exhibit "A"** attached hereto. As of the date of this Master Report Unit No. 7 is unplatted and the majority of the property in Unit No. 7 is undeveloped. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately \$174,000,000.00. Prior to final plat approval the assessments levied against the lands within Unit No. 7 in the District will be apportioned on a gross acre basis. Therefore, each gross acre of land in Unit No. 7 in the District will be assessed a maximum of approximately \$114,121.01 as outlined herein on **Table F**. When fully developed, Unit No. 7 is expected to contain approximately 2,531 residential dwelling units of varying product types.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report.

Special District Services, Inc. does not represent the District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

	Estimated Project Costs
Collector and Arterial Roads	\$ 22,000,000
Wastewater Treatment Plant	\$ 13,000,000
Water Treatment Plant	\$ 4,000,000
Water Management	\$ 6,000,000
Parks/Recreation	\$ 1,000,000
Hardscape, Landscaping, Irrigation	\$ 2,000,000
Subdivision Improvements	\$ 75,000,000
Consultants and Contingencies	\$ 25,000,000
Total Estimated Costs	\$ 148,000,000

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

	BOND SIZING
Par Amount	\$ 174,000,000
Debt Service Reserve Fund (DSRF)	\$ (12,304,632)
Capitalized Interest (12 Months)	\$ (10,005,005)
Underwriters Discount	\$ (3,500,363)
Issuance Costs	\$ (190,000)
Construction Funds (Approximately)	\$ 148,000,000
Bond Interest Rate	5.75% *
Principal Amortization Period (Years)	30

*Subject to Change at Pricing

TABLE C

ALLOCATION OF PROJECT COSTS

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan Type of Use (Product Type)	Number of Units by Type*	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type	Project Cost Allocation Per Unit
50' Single Family Unit	2,531	1.00	2,531	\$ 148,000,000	\$ 58,475
Totals	2,531	N/A	2,531	\$ 148,000,000	N/A

*At this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared to and has been assigned one (1) ERU. Specific ERU Factors for future Unit Types will be determined in proportion to their relationship to a 50' Single Family Unit. Refer to **Table C-1** for a list of the proposed ERU Factors.

TABLE C-1

PROPOSED PROJECT COST ALLOCATION
BASED UPON EQUIVALENT RESIDENTIAL UNIT ("ERU") FACTORS

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

Development Plan Type of Use (Product Type)	Number of Units by Type*	Proposed ERU Factor*	Project Cost Allocation per Unit Type Based on Proposed ERU Factor	Total ERUs*
80' Single Family Unit	N/A	1.60	\$ 93,560.00	N/A
74' Single Family Unit	N/A	1.48	\$ 86,543.00	N/A
60' Single Family Unit	N/A	1.20	\$ 70,170.00	N/A
40' Single Family Unit	N/A	0.80	\$ 46,780.00	N/A
50' Single Family Unit	N/A	1.00	\$ 58,475.00	N/A
Coach Unit	N/A	0.75	\$ 43,856.25	N/A
Multi-Family Unit	N/A	0.70	\$ 40,932.50	N/A
2-Story Unit	N/A	0.55	\$ 32,161.25	N/A
4-Story Unit	N/A	0.50	\$ 29,237.50	N/A
TOTALS	N/A	N/A	N/A	N/A

*At this time the Number of Units by Type have not been determined; therefore, the Total ERUs are not calculated. For the purpose of this Master Report the **50' Single Family Unit** has been used as the base unit upon which the other Unit Types have been compared to and has been assigned one (1) ERU. **Note:** The Development Plan designated Product Types are subject to change.

TABLE D

ALLOCATION OF BOND DEBT

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan Type of Use (Product Type)	Number of Units by Type*	ERU Factor*	Total ERUs*	PAR Bond Debt Allocation Per Unit Type	PAR Bond Debt Allocation Per Unit
50' Single Family Unit	2,531	1.00	2,531	\$ 174,000,000	\$ 68,748
Total Units	2,531	N/A	2,531	\$ 174,000,000	N/A

*At this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared to and has been assigned **one (1) ERU**.

TABLE D-1

PROPOSED BOND DEBT ALLOCATION
BASED UPON EQUIVALENT RESIDENTIAL UNIT ("ERU") FACTORS

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

Development Plan Type of Use (Product Type)	Number of Units by Type*	Proposed ERU Factor*	PAR Bond Debt Allocation per Unit Type Based on Proposed ERU Factor	Total ERUs*
80' Single Family Unit	N/A	1.60	\$ 109,996.80	N/A
74' Single Family Unit	N/A	1.48	\$ 101,747.04	N/A
60' Single Family Unit	N/A	1.20	\$ 82,497.60	N/A
40' Single Family Unit	N/A	0.80	\$ 54,998.40	N/A
50' Single Family Unit	N/A	1.00	\$ 68,748.00	N/A
Coach Unit	N/A	0.75	\$ 51,561.00	N/A
Multi-Family Unit	N/A	0.70	\$ 48,123.60	N/A
2-Story Unit	N/A	0.55	\$ 37,811.40	N/A
4-Story Unit	N/A	0.50	\$ 34,374.00	N/A
TOTALS	N/A	N/A	N/A	N/A

*At this time the Number of Units by Type have not been determined; therefore, the Total ERUs are not calculated. For the purpose of this Master Report the **50' Single Family Unit** has been used as the base unit upon which the other Unit Types have been compared to and has been assigned one **(1) ERU**. **Note:** The Development Plan designated Product Types are subject to change.

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

	Annual Bond Debt Service
1 Maximum Annual Debt Service	\$ 12,555,746.84
2 Maximum Annual Debt Service Assessment to be Collected	\$ 13,090,033.94
3 Total Number of Gross Acres	1,525
4 Maximum Annual Debt Service per Gross Acre	\$ 8,585.33 *
5 Total Number of Residential Units Planned	2,531
6 Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

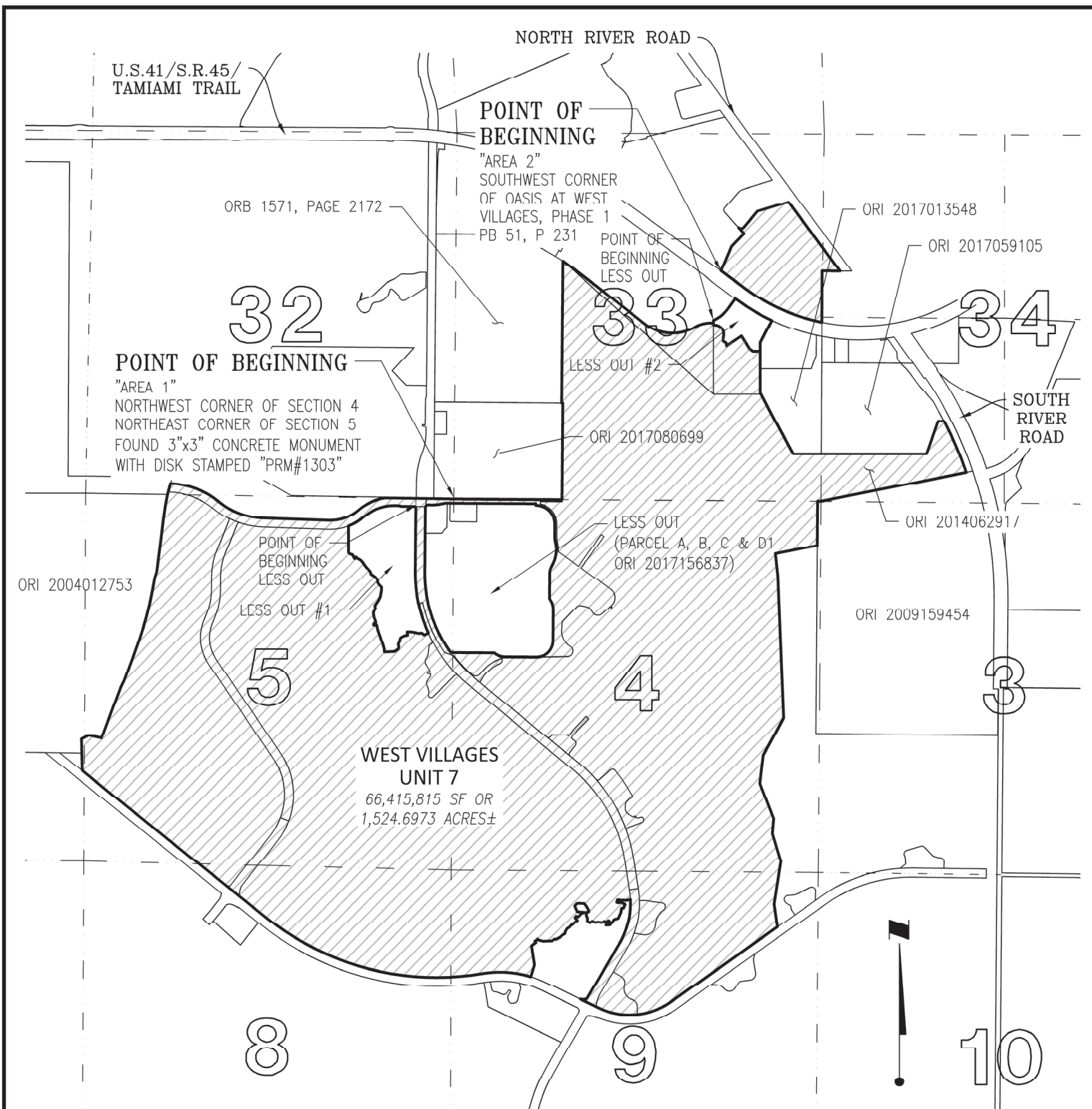
ALLOCATION OF DEBT SERVICE ASSESSMENTS

PRELIMINARY ASSESSMENT ROLL

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

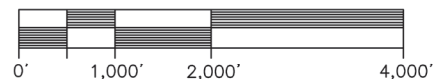
Parcel Description and/or Property ID	Gross Acreage (Unit No. 7)	Proposed Maximum Par Debt Assigned Per Acre	Proposed Total Par Debt Assigned to Unit No. 7	Proposed Maximum Annual Debt Service Assigned Per Acre*
Unit No. 7	1,524.6973	\$114,121.01	\$174,000,000	\$8,868.59
Totals	1,524.6973	\$114,121.01	\$174,000,000	\$8,868.59

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.



ABBREVIATIONS LEGEND:
 PID = PARCEL IDENTIFICATION NUMBER
 ORB = OFFICIAL RECORDS BOOK
 ORI = OFFICIAL RECORDS INSTRUMENT
 R/W = RIGHT-OF-WAY

SCALE: 1"=2,000'



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
 SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
 SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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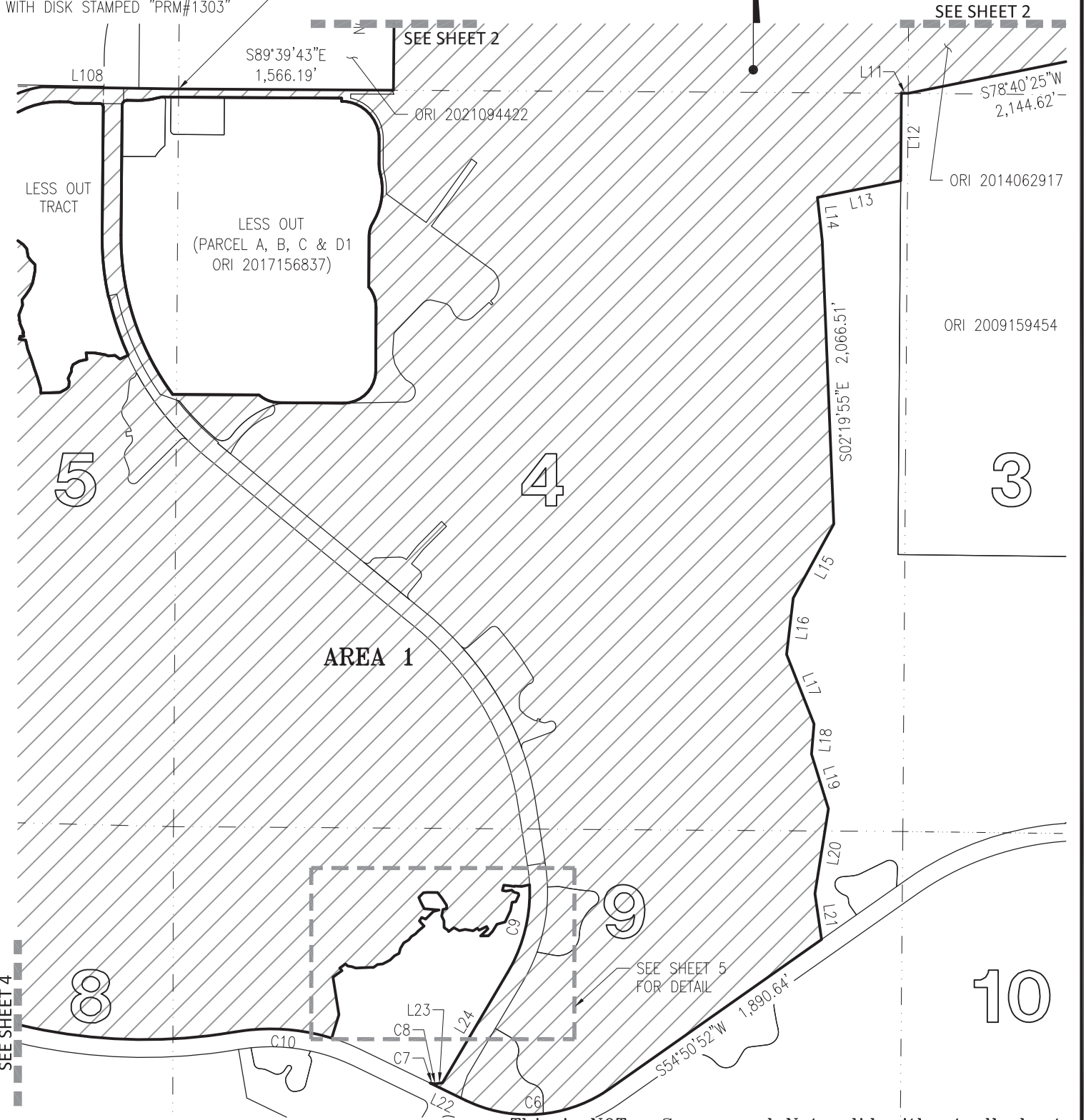
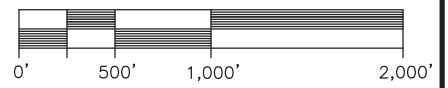
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POINT OF BEGINNING

"AREA 1"
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



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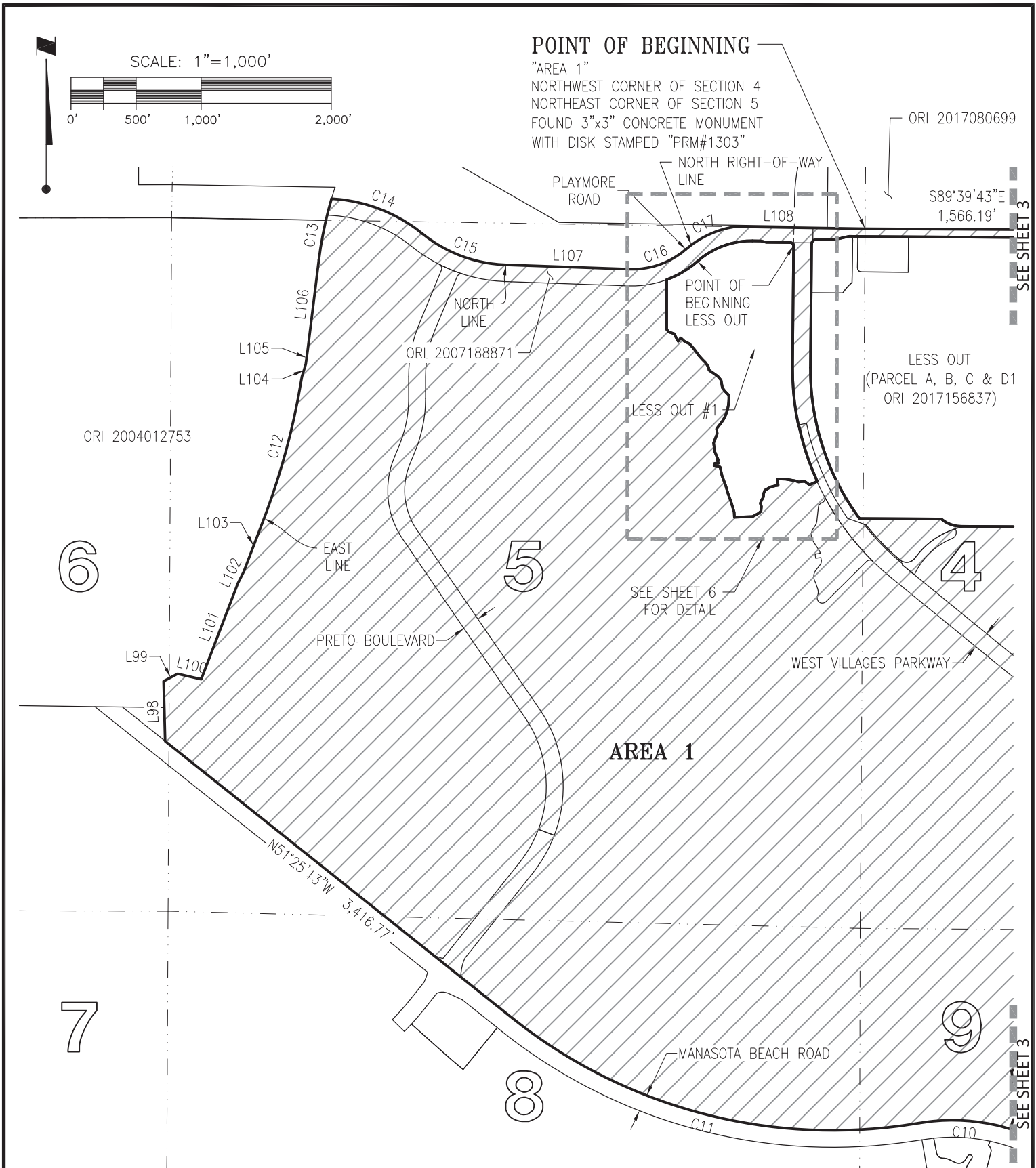
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA

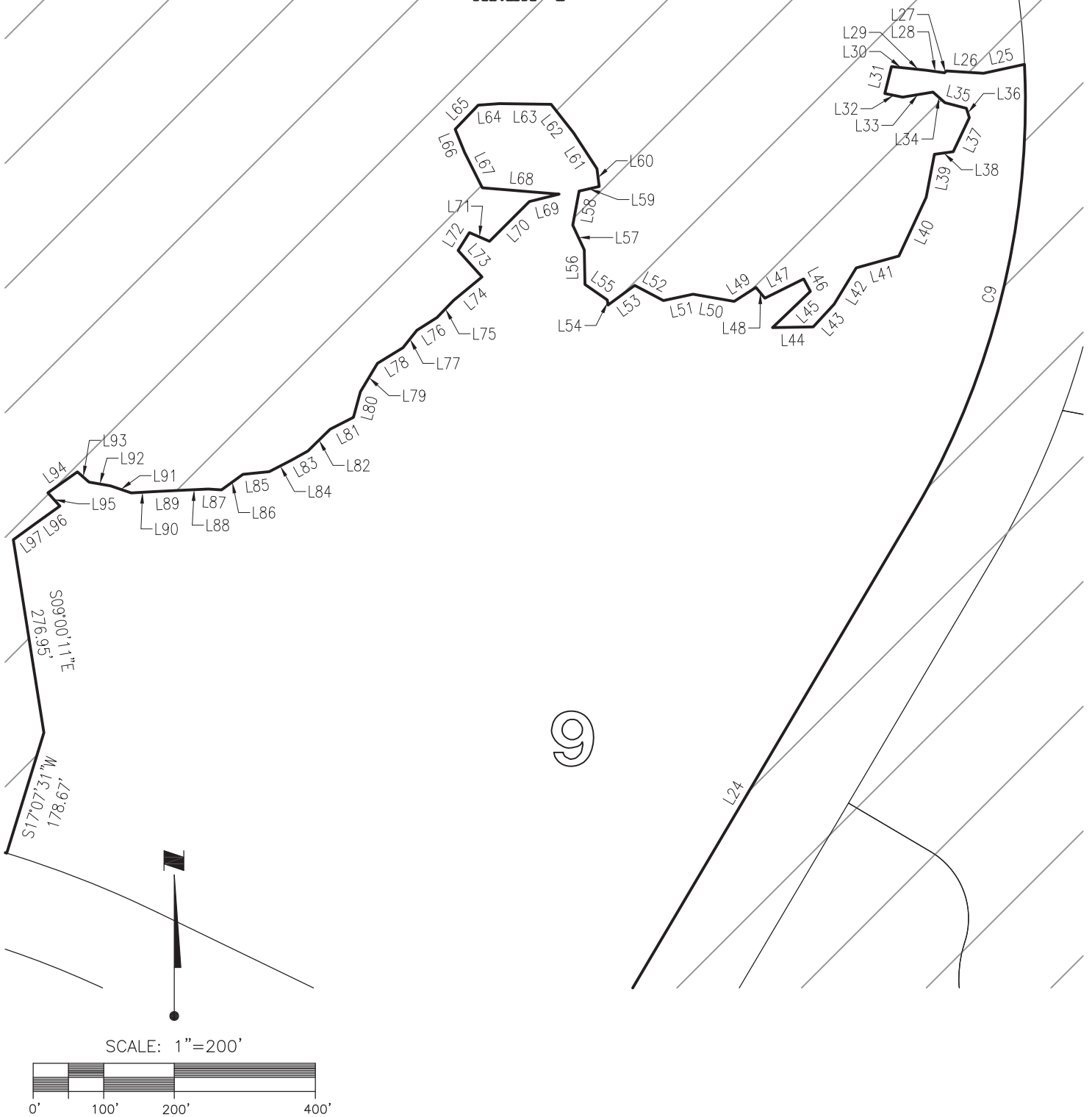


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AREA 1



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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

ORI 2017080699

SOUTH
RIGHT-OF-WAY
LINE

NORTH
RIGHT-OF-WAY
LINE

S89°39'43"E
1,566.19'

PLAYMORE ROAD

POINT OF BEGINNING

LESS OUT

LESS OUT TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

WEST
LINE

WEST VILLAGES PARKWAY

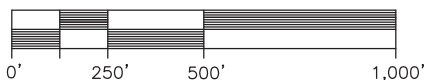
5

4

AREA 1

AREA 1

SCALE: 1"=500'



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'45"W	16.32'
L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	N00°01'27"E	39.43'
L5	N35°36'01"E	165.17'
L6	S54°22'31"E	67.46'
L7	S28°02'23"W	362.00'
L8	S00°01'27"W	735.15'
L9	N19°33'57"E	507.94'
L10	N90°00'00"E	83.65'
L11	N89°39'52"W	50.00'
L12	S00°24'58"W	637.89'
L13	S78°39'57"W	619.12'
L14	S06°22'39"E	318.81'
L15	S28°44'39"W	616.14'
L16	S06°40'23"W	413.04'
L17	S21°28'54"E	544.75'
L18	S04°34'46"W	220.46'
L19	S17°10'53"E	417.11'
L20	S09°03'48"W	626.79'
L21	S08°20'04"E	337.43'
L22	N64°10'08"W	291.18'
L23	N81°30'54"E	46.48'
L24	N30°34'52"E	936.12'
L25	S77°39'39"W	59.54'
L26	N86°18'31"W	52.94'
L27	S41°44'37"W	3.63'
L28	N81°51'55"W	26.65'
L29	N84°01'25"W	21.82'
L30	N84°05'15"W	27.14'
L31	S14°09'27"W	39.29'
L32	S78°31'41"E	25.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N80°39'38"E	43.65'
L34	S48°22'47"E	22.47'
L35	S75°12'44"E	31.44'
L36	S17°50'30"E	14.01'
L37	S25°24'48"W	53.25'
L38	S81°57'38"W	26.90'
L39	S10°55'46"W	62.19'
L40	S24°58'27"W	91.62'
L41	S74°24'55"W	62.66'
L42	S31°20'19"W	60.23'
L43	S42°39'42"W	43.82'
L44	S89°03'35"W	57.65'
L45	N46°16'48"E	74.11'
L46	N28°00'51"W	20.12'
L47	S63°31'19"W	61.39'
L48	N39°37'20"W	19.87'
L49	S57°15'01"W	36.77'
L50	N80°05'09"W	59.19'
L51	S77°56'58"W	42.86'
L52	N62°14'25"W	46.08'
L53	S53°38'28"W	46.87'
L54	N09°00'33"W	7.28'
L55	N55°09'32"W	38.42'
L56	N01°13'24"W	48.94'
L57	N24°59'35"W	38.66'
L58	N10°27'48"E	49.10'
L59	N77°08'14"E	29.27'
L60	N07°10'23"W	25.37'
L61	N32°59'31"W	60.41'
L62	N38°12'08"W	51.89'
L63	N89°17'21"W	73.23'
L64	S85°59'09"W	30.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S43°46'05"W	47.31'
L66	S22°13'12"E	35.54'
L67	S26°38'12"E	56.03'
L68	S85°15'04"E	109.12'
L69	S75°54'45"W	43.38'
L70	S45°03'58"W	79.74'
L71	N66°31'06"W	31.16'
L72	S32°10'30"W	29.91'
L73	S41°56'22"E	50.53'
L74	S50°23'12"W	52.06'
L75	S44°08'07"W	33.75'
L76	S57°33'43"W	33.96'
L77	S38°38'26"W	31.61'
L78	S58°31'55"W	42.37'
L79	S30°55'17"W	47.02'
L80	S15°20'48"W	37.52'
L81	S62°49'34"W	36.97'
L82	S45°36'09"W	44.29'
L83	S61°16'30"W	27.11'
L84	S62°32'27"W	34.95'
L85	S84°05'44"W	37.46'
L86	S54°15'32"W	37.41'
L87	N86°29'09"W	18.87'
L88	S87°23'08"W	40.21'
L89	S87°05'39"W	37.13'
L90	S86°40'31"W	32.02'
L91	N71°14'37"W	30.86'
L92	N79°57'02"W	31.06'
L93	N48°26'15"W	21.95'
L94	S54°32'36"W	51.35'
L95	S41°47'46"E	25.27'
L96	S54°22'57"W	41.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	S53°59'00"W	40.22'
L98	N01°26'06"W	460.74'
L99	N62°12'10"E	121.17'
L100	S77°06'59"E	186.82'
L101	N20°53'01"E	789.00'
L102	N26°35'39"E	100.50'
L103	N20°53'01"E	425.81'
L104	N17°23'11"E	98.66'
L105	N07°36'51"E	103.01'
L106	N07°05'12"E	704.37'
L107	S88°00'00"E	949.70'
L108	S89°05'29"E	999.93'
L109	N23°29'29"E	389.67'
L110	N44°14'02"E	254.25'
L111	N42°23'22"W	115.91'
L112	N40°38'04"E	308.73'
L113	N73°00'35"E	469.59'
L114	S36°46'13"E	1,250.51'
L115	N89°48'19"W	261.41'
L116	S00°13'53"W	740.81'
L117	N54°22'31"W	470.10'
L120	N77°53'19"E	3.00'
L121	S65°28'55"W	66.05'
L122	N53°27'33"W	44.88'
L123	S84°52'22"W	48.96'
L124	N70°33'21"W	26.68'
L125	N80°05'39"W	75.11'
L126	N88°29'35"W	62.43'
L127	S05°57'54"E	49.75'
L128	S79°36'43"W	24.94'
L129	S75°35'43"W	32.44'
L130	S61°02'48"W	51.77'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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LINE TABLE		
LINE	BEARING	DISTANCE
L131	S21°39'19"W	28.21'
L132	S02°53'16"W	23.48'
L133	S26°24'39"W	31.94'
L134	S23°08'57"W	24.62'
L135	S19°10'03"E	25.42'
L136	S05°14'59"W	36.18'
L137	S48°22'55"W	24.58'
L138	S61°50'16"W	52.30'
L139	S87°51'04"W	139.94'
L140	N02°08'56"W	37.05'
L141	N16°26'52"W	79.14'
L142	N19°33'53"W	74.05'
L143	N17°03'39"W	59.01'
L144	N20°09'19"W	87.18'
L145	N12°12'03"W	66.08'
L146	N81°17'33"W	47.05'
L147	N13°50'53"E	22.37'
L148	N89°51'04"E	28.07'
L149	N18°06'23"W	27.52'
L150	S85°10'32"E	7.32'
L151	N22°11'41"W	70.97'
L152	N07°31'27"W	65.13'
L153	N21°05'58"E	76.10'
L154	N06°28'39"W	38.79'
L155	N37°41'05"E	49.71'
L156	N33°29'11"E	47.21'
L157	N25°02'41"E	46.89'
L158	N12°12'45"E	40.67'
L159	N10°27'15"E	54.73'
L160	N00°30'32"W	29.04'
L161	N00°30'32"W	13.59'
L162	N45°02'27"W	44.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L163	N36°04'55"W	32.34'
L164	N09°51'38"W	59.08'
L165	N39°46'28"W	39.95'
L166	N54°55'27"W	50.01'
L170	N45°29'16"W	32.50'
L172	N35°36'28"W	54.80'
L173	N40°39'41"W	58.49'
L174	N63°25'03"W	48.02'
L175	N46°31'15"W	36.86'
L176	S36°47'05"W	32.43'
L177	N28°23'26"W	66.59'
L178	N72°01'31"W	41.12'
L179	N42°44'55"W	26.38'
L180	S89°29'27"E	65.99'
L181	S75°59'43"E	42.85'
L182	S89°29'27"E	184.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	N89°05'29"W	547.07'
L119	S00°54'31"W	139.76'
L183	S00°01'27"W	122.44'
L184	N89°58'33"W	105.12'
L185	N55°36'38"W	59.15'
L186	N33°04'42"W	216.64'
L187	S56°55'18"W	255.35'
L188	N06°09'57"W	30.30'
L189	N85°15'58"W	1.66'
L191	N08°10'30"E	66.32'
L192	N00°01'27"E	64.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	40°43'39"	312.38'	305.85'	N75°28'04"E
C3	560.00'	29°29'44"	288.29'	285.11'	N50°30'59"E
C4	3,011.73'	10°30'02"	551.95'	551.18'	S59°37'32"E
C5	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C6	1,035.00'	60°58'57"	1,101.60'	1,050.33'	S85°20'21"W
C7	577.00'	2°54'55"	29.36'	29.36'	S80°22'16"E
C8	55.00'	16°39'23"	15.99'	15.93'	N89°50'35"E
C9	1,150.00'	33°12'28"	666.53'	657.24'	N13°58'38"E
C10	1,514.99'	26°48'18"	708.77'	702.32'	N86°16'38"W
C11	3,946.41'	48°15'34"	3,324.01'	3,226.62'	N75°33'00"W
C12	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C13	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C14	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C15	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C16	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C17	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C18	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C19	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C20	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C21	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C22	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C23	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C24	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E
C25	25.00'	79°06'01"	34.51'	31.84'	N45°42'57"W
C26	25.00'	63°45'03"	27.82'	26.40'	N53°23'26"W
C27	25.00'	29°41'24"	12.95'	12.81'	N06°40'12"W
C28	130.00'	85°40'43"	194.40'	176.79'	N34°39'52"W
C29	417.00'	6°31'54"	47.54'	47.51'	N80°46'10"W

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 8 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 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 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 9 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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

TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 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 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M. *Date of Signature*
Florida Registration No. 7168

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 12 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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Amended and Restated Final First Supplemental Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 7

July 14, 2022

SPECIAL DISTRICT SERVICES, INC
2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in both the City of North Port, Florida and Sarasota County, Florida. The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature as amended (collectively, the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the infrastructure improvements authorized in the Act. In order to address its authorized purpose, the District previously created Unit of Development No. 7 (“Unit No. 7”). This Amended and Restated Final First Supplemental Special Assessment Methodology Report (the “Final First Supplemental Report”) will address the current development plan within Unit No. 7 and the issuance of Special Assessment Revenue Bonds, Series 2019 (the “Series 2019 Bonds”) to finance the 2019 Project (defined herein). Unit No. 7 includes approximately 1,525+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands in Unit No. 7 (the “Unit No. 7 Improvements”).

The West Villages Improvement District Unit of Development No. 7 Plan of Improvements (the “Engineer’s Report”), dated January 25, 2019 amended by a First Amendment dated July 14, 2022 includes stormwater improvements; a potable water transmission system (including proportionate share of water treatment plant usage); wastewater (sanitary sewer) system (including proportionate share of wastewater treatment plant usage); an irrigation system; public roadway/street landscaping, lighting, signage, entrance features; and associated engineering/professional fees and contingencies (the “2019 Master Project”) as well as certain subdivision infrastructure improvements specific to Village B within Unit No. 7 (the “2019 Village B Project,” and together with the “2019 Master Project”, the “2019 Project”). The Engineer’s Report was prepared by Stantec Consulting Services, Inc., 6900 Professional Parkway East, Sarasota, Florida 34240.

It is anticipated that Unit No. 7 will include a variety of Unit Types and lot sizes, but at this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared and has been assigned one (1) ERU. Specific ERU Factors for future Unit Types will be determined in proportion to their relationship to a 50' Single Family Unit.

Unit No. 7 includes Villages E, F and G and a portion of Village B. These Villages will be further divided into an undetermined number of sub-villages. The table below shows the estimated number of 50’ lot equivalents in Villages B, E and F and a potential product mix for Village G-1. The table is for illustrative purposes only, and the actual Unit Types will vary.

Product Types and Number of Units

Product Type	Village B	Village E	Village F-1	Village F-2	Village F-3	Village F-4	Village F-5	Village F-6	Village G-1	Total
50' Lot Single Family	111	334	272	143	249	132	398	63	195	1,897
74' Lot Single Family	-	-	-	-	-	-	-	-	77	77
Coach Unit	-	-	-	-	-	-	-	-	216	216
2 Story Unit	-	-	-	-	-	-	-	-	296	296
4 Story Unit	-	-	-	-	-	-	-	-	390	390
Total(s)	111	334	272	143	249	132	398	63	1,174	2,876

This Final First Supplemental Report will equitably allocate the costs being incurred by the District to provide infrastructure improvements to the benefitted, developable lands within Unit No. 7. The implementation of the improvements will convey special and peculiar benefits to the assessable properties in Unit No. 7. The Series 2019 Bonds to be issued to finance **i)** the 2019 Master Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 7 and **ii)** the 2019 Village B Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Village B within Unit No. 7.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The 2019 Master Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 7, and the 2019 Village B Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Village B within Unit No. 7. The total cost of the 2019 Project is currently estimated to be \$60,930,000.00 which does not include the debt service reserve fund, capitalized interest, issuance costs and other assumptions. A detail of the total costs of the 2019 Project is shown herein on **Table A**.

The construction costs for the 2019 Project shown herein on **Table A** were provided by the District Engineer, Stantec Consulting Services, Inc. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

On April 15, 2019, the District will issue \$32,360,000.00 of Series 2019 Bonds for the purpose of financing a portion of the 2019 Project in Unit No. 7. The Series 2019 Bonds, when issued, will be repaid through the levy of non-ad valorem special assessments on all benefitted, assessable property within Unit No. 7 as shown herein on **Table E** and **Table F**. Any portion of the 2019 Project not financed through the issuance of the Series 2019 Bonds will be paid for by Manasota Beach Ranchlands, LLLP and Thomas Ranch Land Partners Village 1, LLLP, (both entities are subsidiaries of West Villages, LLLP) or their successors or assigns (collectively the “Developer”).

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction of a portion of the 2019 Project, the District will impose non-ad valorem special assessments on benefitted real property within Unit No. 7. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the 2019 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the 2019 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied only against certain property: (1) for facilities which provide special benefits to such property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to fair and reasonable methods of allocation that the governing body of the jurisdiction determines. The special assessments (both capital and operation assessments) placed upon benefitted properties within Unit No. 7 with respect to the 2019 Project, must be sufficient to cover the debt service of the Series 2019 Bonds that will be issued for financing a portion of the 2019 Project and the costs to maintain those portions of the infrastructure that remain

under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF COSTS AND ASSESSMENTS

In developing the methodology used for special assessments for Unit No. 7, two interrelated factors were used:

- A.** Allocation of Benefit: Each assessable lot/unit/parcel of land within Unit No. 7 benefits from the construction and financing of the 2019 Master Project and each assessable lot/unit/parcel of land within Village B within Unit No. 7 benefits from the construction and financing of the 2019 Village B Project.
- B.** Allocation of Cost/Debt: The special assessments imposed on each assessable lot/unit/parcel of land within Unit No. 7 cannot exceed the value of the benefits provided to such lot/unit/parcel of land.

The planned improvements comprising the 2019 Master Project are an integrated system of facilities designed to provide benefits to all assessable property within Unit No. 7. The 2019 Master Project is intended to work as a total system which will provide special and peculiar benefits to all the residential units in Unit No. 7. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit type. Therefore, for the purpose of this Final First Supplemental Report each 50 foot (50') single family residential lot/unit will be assigned one (1) ERU. It is anticipated that Unit No. 7 will include a variety of Unit Types and lot sizes, but at this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared and has been assigned one (1) ERU. Specific ERU Factors for future Unit Types will be determined in proportion to their relationship to a 50' Single Family Unit.

Unit No. 7 includes Villages E, F and G and a portion of Village B. These Villages will be further divided into an undetermined number of sub-villages. The table below shows the estimated number of 50' lot equivalents in Villages B, E and F and a potential product mix for Village G-1. The table is for illustrative purposes only, and the actual Unit Types will vary.

The other proposed land uses within the 2019 Master Project will be assigned ERUs as shown below on **Table I**.

Table I – Equivalent Residential Unit (ERU)
(2019 Master Project)

Development Plan Residential Parcel (Product Type)	Number of Units by Parcel/Type	ERU Factor by Type	Total ERUs
Village B - 50' Units	111	1.00	111.00
Village E - 50' Units	334	1.00	334.00
Village F-1 - 50' Units	272	1.00	272.00
Village F-2 - 50' Units	143	1.00	143.00
Village F-3 - 50' Units	249	1.00	249.00
Village F-4 - 50' Units	132	1.00	132.00

Village F-5 - 50' Units	398	1.00	398.00
Village F-6 - 50' Units	63	1.00	63.00
Village G - 50' Units	195	1.00	195.00
Village G - 74' Units	77	1.48	114.00
Village G - Coach Units	216	0.75	162.00
Village G - 2 Story Units	296	0.55	163.00
Village G - 4 Story Units	390	0.50	195.00
Totals	2,876	N/A	2,531

The planned improvements comprising the 2019 Village B Project are an integrated system of facilities designed to provide benefits to all assessable property within Village B within Unit No. 7. The 2019 Village B Project is intended to work as a total system which will provide special and peculiar benefits to all residential units in Village B. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit type. Therefore, for the purpose of this Final First Supplemental Report each 50 foot (50') single family residential lot/unit will be assigned one (1) ERU as shown below on **Table II**.

Table II – Equivalent Residential Unit (ERU)
(2019 Village B Project)

Development Plan Residential Parcel (Product Type)	Number of Units by Parcel/Type	ERU Factor by Type	Total ERUs
Village B - 50' Units	111	1.00	111.00

The 2019 Project cost allocations per unit are shown herein on **Table C** and the Series 2019 Bond debt allocations per unit are shown herein on **Table D**. The debt service assessments will be allocated to each unit type in the proportions as shown herein on **Table I** and **Table F**.

Upon the sale of the Series 2019 Bonds, the District’s debt attributable to the 2019 Master Project will be allocated to the gross acreage within Unit No. 7 which totals approximately 1,525+/- acres and upon platting, to each platted residential dwelling unit/lot in Unit No. 7 on an Equivalent Residential Unit (“ERU”) basis as shown herein on **Table F** and on the remaining unplatted land on an equal acreage basis. As platting occurs, the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an ERU basis as shown herein on **Table F**. Upon the sale of the Series 2019 Bonds, the District’s debt portion attributable to the 2019 Village B Project will be allocated to the gross acreage within Village B which totals 39+/- acres and upon platting, to each platted residential dwelling unit/lot in Village B on an Equivalent Residential Unit (“ERU”) basis as shown herein on **Table F** and on the remaining unplatted land on an equal acreage basis. As platting occurs, the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an ERU basis as shown herein on **Table F**.

In addition to the special assessments imposed for debt service on the Series 2019 Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and

managing the District. Since each residential dwelling unit in Unit No. 7 will benefit equally from the operation and management of Unit No. 7 in connection with the 2019 Project, the annual operation and management assessments will be allocated equally to each type of residential dwelling unit on a per lot/unit basis.

Given the District's land use plan and the type of infrastructure and/or services to be funded by the proposed Series 2019 Bond Assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the Series 2019 Bonds. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may need to be supplemented to accommodate such changes.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt assessments based upon the development rights conveyed and/or assigned to the parcel in the land sale based upon the ERU factors as shown herein on **Tables D, E and F**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments relating to the 2019 Project for Unit No. 7 will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *F.S.* or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other legal means available to the District), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of the 2019 Project is \$60,930,000.00. The construction program and the costs associated therewith are shown herein on **Table A**.

A portion of the capital improvements comprising the 2019 Project planned to be financed by the Series 2019 Bonds which, when issued, will be payable from and secured by Series 2019 Bond Assessments levied annually against the benefitted, assessable properties within Unit No. 7 as described herein. Based on the current market conditions the total aggregate principal amount of the Series 2019 Bonds to be issued by the District for the 2019 Project will be \$32,360,000.00. The proceeds of the Series 2019 Bonds will provide approximately \$27,893,744.00 for construction related costs. The sizing of the Series 2019 Bonds will include a debt service reserve fund equal to 100% of the maximum annual debt service, capitalized interest through May 1, 2020 and issuance costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the 2019 Project (estimated at \$60,930,000.00) is based on the estimated 2,876 residential dwelling units to be constructed within Unit No. 7 and benefitted by the 2019 Project. Based on the par Series 2019 Bond size of \$32,360,000.00 at an average interest rate of approximately 4.89 % the maximum annual debt service on the Series 2019 Bonds

will be \$2,060,662.50 which *has not* been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit within Unit No. 7 is assessed no more than their pro-rata amount of the annual debt service (*for the 2019 Master Project*) shown herein on **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units. The District shall, at such times as a plat or re-plat is submitted to the City and/or County:

- A. Assume that the total number of assessable residential dwelling units/lots being utilized as a basis for this assessment methodology is 2,876 mixed use residential units/lots as shown herein on **Tables C, D and F** (“Total Assessable Units/Lots”), with a total of 2,531 ERUs as shown herein on **Table I**.
- B. Ascertain the number of assessable residential dwelling units/lots in the proposed plat or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of ERUs (as shown herein on **Table I**) associated with such Planned Assessable Units/Lots.
- C. Ascertain the current amount of remaining assessable residential dwelling units/lots (the “Remaining Assessable Units/Lots”) and total number of ERUs associated with the Remaining Assessable Units/Lots.

If the ERUs associated with the Planned Assessable Units/Lots are equal to the ERUs associated with the Total Assessable Units/Lots, no action would be required at that time. However, if the sum of the ERUs associated with the Planned Assessable Units/Lots and the ERUs associated with the Remaining Assessable Units/Lots are less than the ERUs associated with the Total Assessable Units/Lots, then, the Landowner will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2019 Bonds such that the amount of debt service allocated to each ERU associated with the Planned Assessable Unit/Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Units/Lots been 2,876 mixed use residential units/lots, with a total of 2,531 ERUs. Conversely, if the Planned Assessable Units/Lots or the mix of residential units is greater than the Total Assessable Units/Lots, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

To ensure that each residential unit within Village B is assessed no more than their pro-rata amount of the annual debt service (*for the 2019 Village B Project*) shown herein on **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units. The District shall, at such times as a plat or re-plat is submitted to the City and/or County:

- A. Assume that the total number of assessable residential dwelling units/lots being utilized as a basis for this assessment methodology is 111 single family 50’ residential units/lots as shown herein on **Tables C, D and F** (“Total Assessable Units/Lots”), with a total of 111 ERUs as shown herein on **Table II**.

B. Ascertain the number of assessable residential dwelling units/lots in the proposed plat or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of ERUs (as shown herein on **Table II**) associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of remaining assessable residential dwelling units/lots (the “Remaining Assessable Units/Lots”) and total number of ERUs associated with the Remaining Assessable Units/Lots.

If the ERUs associated with the Planned Assessable Units/Lots are equal to the ERUs associated with the Total Assessable Units/Lots, no action would be required at that time. However, if the sum of the ERUs associated with the Planned Assessable Units/Lots and the ERUs associated with the Remaining Assessable Units/Lots are less than the ERUs associated with the Total Assessable Units/Lots, then, the Landowner will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2019 Bonds such that the amount of debt service allocated to each ERU associated with the Planned Assessable Unit/Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Units/Lots been 111 single family 50’ residential units/lots, with a total of 111 ERUs. Conversely, if the Planned Assessable Units/Lots or the mix of residential units is greater than the Total Assessable Units/Lots, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into Unit No. 7 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the 2019 Project described herein, it will be necessary for this assessment methodology to be reallocated to include such parcels. The additional land will then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 ASSESSMENT ROLL

Currently the property in Unit No. 7 (inclusive of Village B residential units) is in the process of being developed by the Landowner. When fully developed, it is expected to contain an estimated 2,876 residential units. Also, the Landowner is considering the potential for non-residential uses (commercial) and a multi-family component on lands within Unit No. 7. To the extent there are such uses, a Developer contribution will be made to satisfy such special assessments as would be allocable to such uses. This contribution will be in the form of public infrastructure to satisfy any benefit received by the commercial use and/or multi-family use. The legal description of the property in Unit No. 7, as prepared by the District Engineer, is attached hereto as **Exhibit A** and is made a part of the assessment roll; and the legal description of the property in Village B (expected to contain 111 residential units) within Unit No. 7 is attached hereto as **Exhibit B**, prepared by Britt Surveying, Inc. and is made a part of the assessment roll as shown herein on **Table F**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, Consultants and/or the landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Final First Supplemental Report.

Special District Services, Inc. does not represent the West Villages Improvement District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the West Villages Improvement District with financial advisory services or offer investment advice in any form.

TABLE A

2019 PROJECT COST ESTIMATES**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

DESCRIPTION OF IMPROVEMENT	2019 MASTER PROJECT COSTS	2019 VILLAGE B PROJECT COSTS	TOTAL 2019 PROJECT COSTS
Collector and Arterial Roads	\$22,000,000.00	\$0.00	\$22,000,000.00
Wastewater Treatment Plant	\$13,000,000.00	\$0.00	\$13,000,000.00
Water Treatment Plant	\$4,000,000.00	\$0.00	\$4,000,000.00
Stormwater Management	\$6,000,000.00	\$0.00	\$6,000,000.00
Parks	\$1,000,000.00	\$0.00	\$1,000,000.00
Hardscape & Landscape Features	\$2,000,000.00	\$0.00	\$2,000,000.00
Subtotal	\$48,000,000.00	\$0.00	\$48,000,000.00
2019 Village B Project	\$0.00	\$2,775,000.00	\$2,775,000.00
Consultants and Contingencies	\$9,600,000.00	\$555,000.00	\$10,155,000.00
Total(s)	\$57,600,000.00	\$3,330,000.00	\$60,930,000.00

TABLE B**SERIES 2019 BOND SIZING**

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7
(2019 Master Project and 2019 Village B Project)**

	SERIES 2019 BOND SIZING (MASTER PROJECT)	SERIES 2019 BOND SIZING (VILLAGE B PROJECT)	SERIES 2019 TOTAL BOND SIZE FOR MASTER & VILLAGE B
Par Amount	\$ 31,040,000.00	\$ 1,320,000.00	\$ 32,360,000.00
Original Issue Discount	\$ (58,133.10)	\$ (2,471.70)	\$ (60,604.80)
Debt Service Reserve Fund (DSRF)	\$ (1,974,131.25)	\$ (86,531.25)	\$ (2,060,662.50)
Capitalized Interest (Through May 1, 2020)	\$ (1,550,308.06)	\$ (65,930.56)	\$ (1,616,238.62)
Underwriters Discount	\$ (465,600.00)	\$ (19,800.00)	\$ (485,400.00)
Issuance Costs	\$ (233,423.49)	\$ (9,926.51)	\$ (243,350.00)
Construction Funds	\$ 26,758,404.10	\$ 1,135,339.98	\$ 27,893,744.08
Interest Rate (Average)	4.89%	4.89%	4.89%
Period (Years)	30	30	30

TABLE C

ALLOCATION OF 2019 PROJECT COSTS**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	2019 Project Total Cost Allocation Per Parcel**	2019 Project Total Cost Allocation Per Unit**
**Village B 50' Units	111	1.00	111	\$5,856,355.72	\$52,759.96
Village E 50' Units	334	1.00	334	\$7,601,827.12	\$22,759.96
Village F-1 50' Units	272	1.00	272	\$6,190,709.51	\$22,759.96
Village F-2 50' Units	143	1.00	143	\$3,254,674.49	\$22,759.96
Village F-3 50' Units	249	1.00	249	\$5,667,230.40	\$22,759.96
Village F-4 50' Units	132	1.00	132	\$3,004,314.91	\$22,759.96
Village F-5 50' Units	398	1.00	398	\$9,058,464.65	\$22,759.96
Village F-6 50' Units	63	1.00	63	\$1,433,877.57	\$22,759.96
Village G 50' Units	195	1.00	195	\$4,438,192.48	\$22,759.96
Village G 74' Units	77	1.48	114	\$2,593,725.21	\$33,684.74
Village G Coach Units	216	0.75	162	\$3,687,113.75	\$17,069.97
Village G 2 Story Units	296	0.55	163	\$3,705,321.72	\$12,517.98
Village G 4 Story Units	390	0.50	195	\$4,438,192.48	\$11,379.98
Totals	2,876	N/A	2,531	\$60,930,000.00	N/A

*Rounded

****Village B Only:** 2019 Project Total Cost Allocation also Includes the 2019 Village B Project Cost Allocation in the amount of \$3,330,000.00 as shown on **Table A**.

TABLE D

ALLOCATION OF SERIES 2019 BOND DEBT

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Master Bond Debt Allocation Per Parcel/Unit Type	*Series 2019 Subdivision Bond Debt Allocation Per Unit
Village B 50' Units	111	1.00	111	\$1,361,425	\$12,265
Village E 50' Units	334	1.00	334	\$4,096,540	\$12,265
Village F-1 50' Units	272	1.00	272	\$3,336,105	\$12,265
Village F-2 50' Units	143	1.00	143	\$1,753,908	\$12,265
Village F-3 50' Units	249	1.00	249	\$3,054,007	\$12,265
Village F-4 50' Units	132	1.00	132	\$1,618,992	\$12,265
Village F-5 50' Units	398	1.00	398	\$4,881,506	\$12,265
Village F-6 50' Units	63	1.00	63	\$772,701	\$12,265
Village G 50' Units	195	1.00	195	\$2,391,693	\$12,265
Village G 74' Units	77	1.48	114	\$1,397,730	\$18,152
Village G Coach Units	216	0.75	162	\$1,986,945	\$9,199
Village G 2 Story Units	296	0.55	163	\$1,996,757	\$6,746
Village G 4 Story Units	390	0.50	195	\$2,391,693	\$6,133
Totals	2,876	N/A	2,531	\$31,040,000	N/A

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Village B Subdivision Bond Debt Allocation Per Parcel/Unit Type	*Series 2019 Village B Subdivision Bond Debt Allocation Per Unit
Village B 50' Units	111	1.00	111	\$1,320,000	\$11,892

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Master Bond & Subdivision Bond Total Par Debt	*Series 2019 Master & Subdivision Bond Par Debt Allocation Per Unit
Grand Total(s)	2,876	N/A	2,531	\$32,360,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE
(SERIES 2019 BONDS)

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

	2019 Series Master Bond Debt Service	2019 Series Village B Subdivision Bond Debt Service	2019 Series Master Bond & Village B Subdivision Bond Debt Service
1 Maximum Annual Debt Service	\$1,974,131.25	\$86,531.25	\$2,060,662.50
2 Maximum Annual Debt Service Assessment to be Collected	\$2,100,139.63	* \$92,054.52	* \$2,192,194.15 *
3 Total Number of Gross Acres	1,525	39	N/A
4 Maximum Annual Debt Service per Gross Acre	\$1,377.41	\$2,360.37	N/A
5 Total Number of Residential Units Planned	2,876	111	N/A
6 Maximum Annual Debt Service per Unit Type	See Table F	See Table F	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Fees and discounts may not be applicable if assessments are direct billed.

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
(2019 SERIES BONDS)

ASSESSMENT ROLL

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

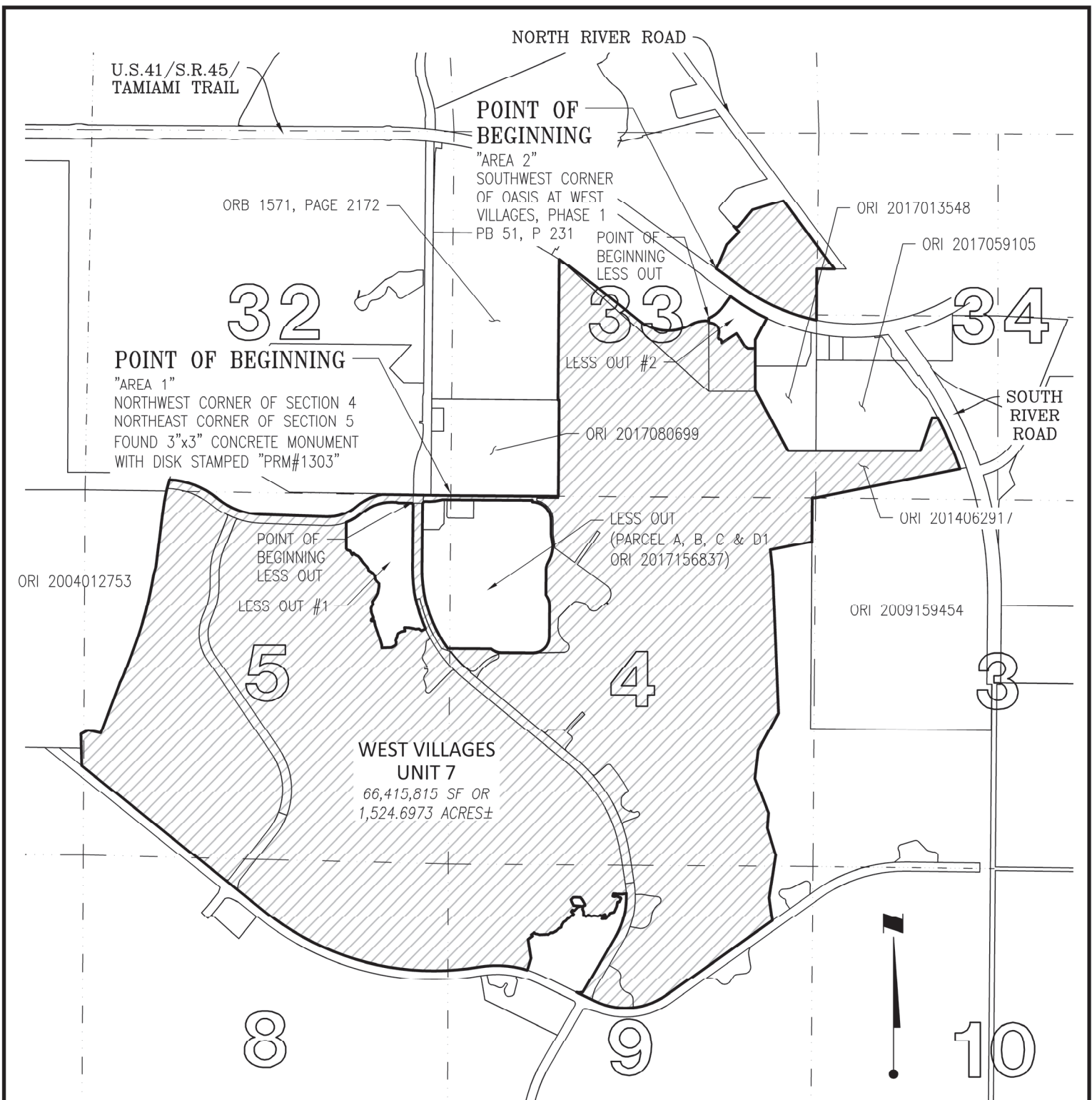
Development Plan (Village Description - Product Unit/Type)	Number of Units	ERU Factor	Total ERUs*	**Series 2019 Master Bond Maximum Annual Debt Assessment Per Unit*	**Series 2019 Maximum Annual Debt Assessment Per Unit Type*	Series 2019 Master PAR Bond Debt Allocation Per Unit Type*	Series 2019 Master PAR Bond Debt Allocation Per Unit*
Village B 50' Units	111	1.00	111	\$830	\$92,107	\$1,361,425	\$11,030
Village E 50' Units	334	1.00	334	\$830	\$277,150	\$4,096,540	\$12,265
Village F-1 50' Units	272	1.00	272	\$830	\$225,703	\$3,336,105	\$12,265
Village F-2 50' Units	143	1.00	143	\$830	\$118,660	\$1,753,908	\$12,265
Village F-3 50' Units	249	1.00	249	\$830	\$206,618	\$3,054,007	\$12,265
Village F-4 50' Units	132	1.00	132	\$830	\$109,532	\$1,618,992	\$12,265
Village F-5 50' Units	398	1.00	398	\$830	\$330,256	\$4,881,506	\$12,265
Village F-6 50' Units	63	1.00	63	\$830	\$52,277	\$772,701	\$12,265
Village G 50' Units	195	1.00	195	\$830	\$161,809	\$2,391,693	\$12,265
Village G 74' Units	77	1.48	114	\$1,228	\$94,563	\$1,397,730	\$18,152
Village G Coach Units	216	0.75	162	\$622	\$134,426	\$1,986,945	\$9,199
Village G 2 Story Units	296	0.55	163	\$456	\$135,090	\$1,996,757	\$6,746
Village G 4 Story Units	390	0.50	195	\$415	\$161,809	\$2,391,693	\$6,133
Total(s)	2876	N/A	2,531	N/A	\$2,100,139	\$31,040,000	N/A

Development Plan (Village Description of Product Unit/Type)	Number of Units	ERU Factor	Total ERUs*	**Series 2019 Village B Subdivision Bond Maximum Annual Debt Assessment Per Unit*	**Series 2019 Maximum Annual Debt Assessment Per Unit Type*	Series 2019 Subdivision PAR Bond Debt Allocation Per Unit Type*	Series 2019 Subdivision PAR Bond Debt Allocation Per Unit*
Village B 50' Units	111	1.00	111	\$830	\$92,057	\$1,320,000	\$11,892

Development Plan (Village Description of Product Unit/Type)	Number of Units	ERU Factor	Total ERUs*	Series 2019 Master & Subdivision Bond Annual Debt Assessment Per Unit	**Series 2019 Maximum Annual Debt Assessment*	Series 2019 Master & Subdivision PAR Bond Debt Allocation Per Unit Type*	Series 2019 Master & Subdivision PAR Bond Debt Allocation Per Unit
Grand Total(s)	2,876	N/A	2,531	N/A	\$2,192,196	\$32,360,000	N/A

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Fees and discounts may not be applicable if assessments are direct billed.



ABBREVIATIONS LEGEND:

PID = PARCEL IDENTIFICATION NUMBER

ORB = OFFICIAL RECORDS BOOK

ORI = OFFICIAL RECORDS INSTRUMENT

R/W = RIGHT-OF-WAY

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 1 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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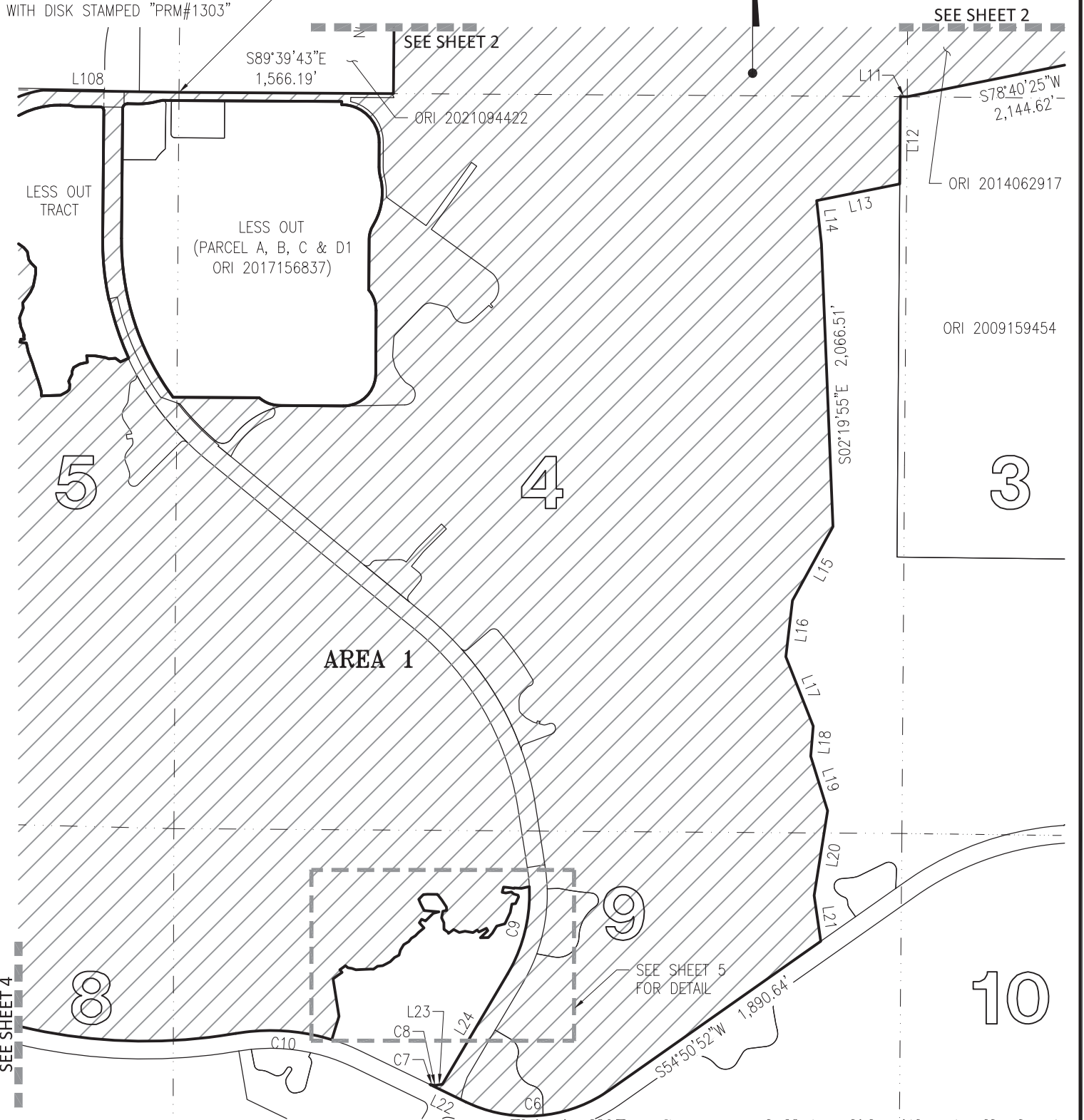
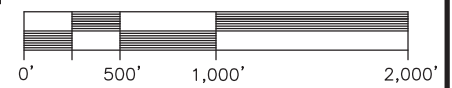
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POINT OF BEGINNING

"AREA 1"
 NORTHWEST CORNER OF SECTION 4
 NORTHEAST CORNER OF SECTION 5
 FOUND 3"x3" CONCRETE MONUMENT
 WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



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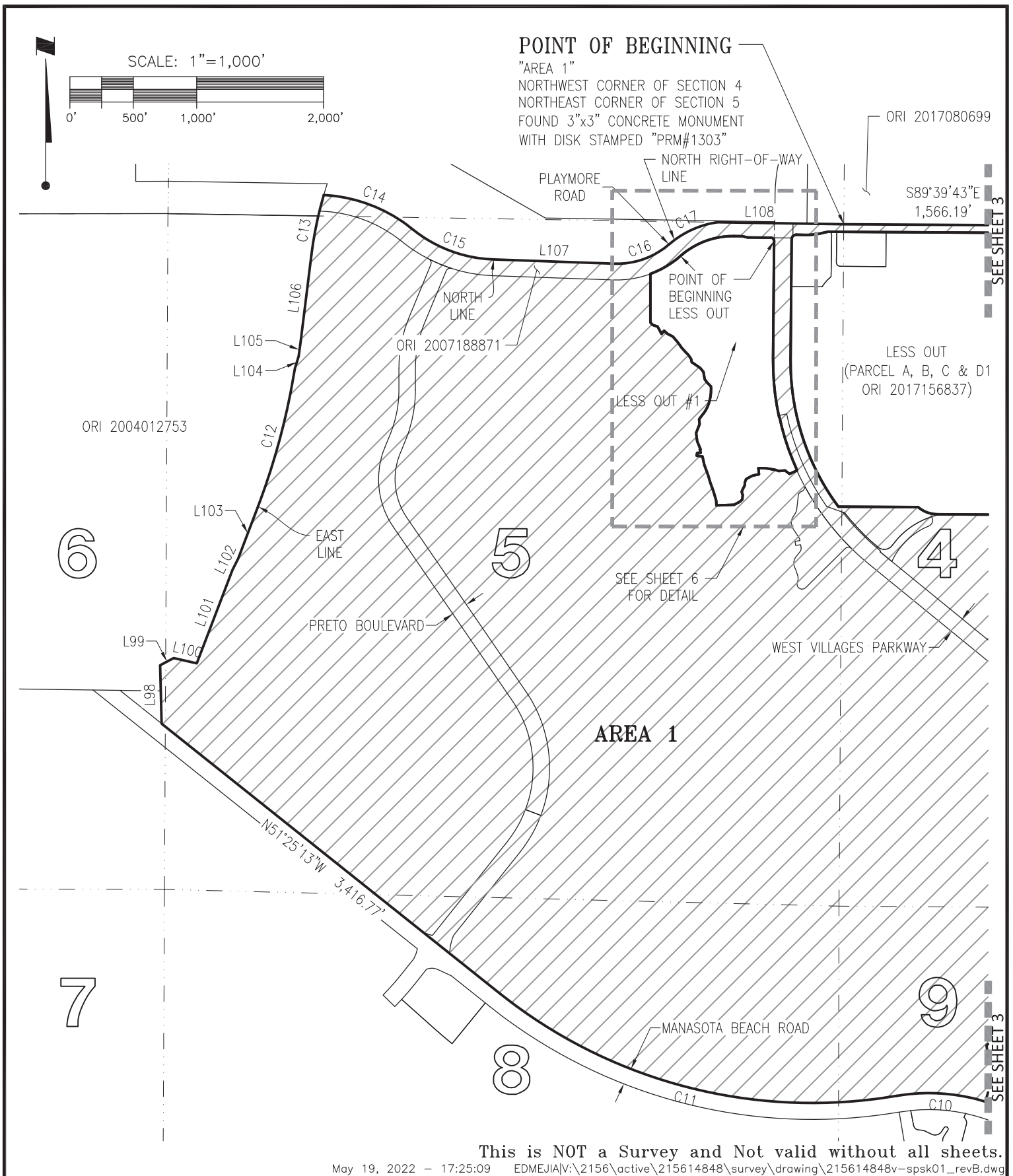
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
 SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
 SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 3 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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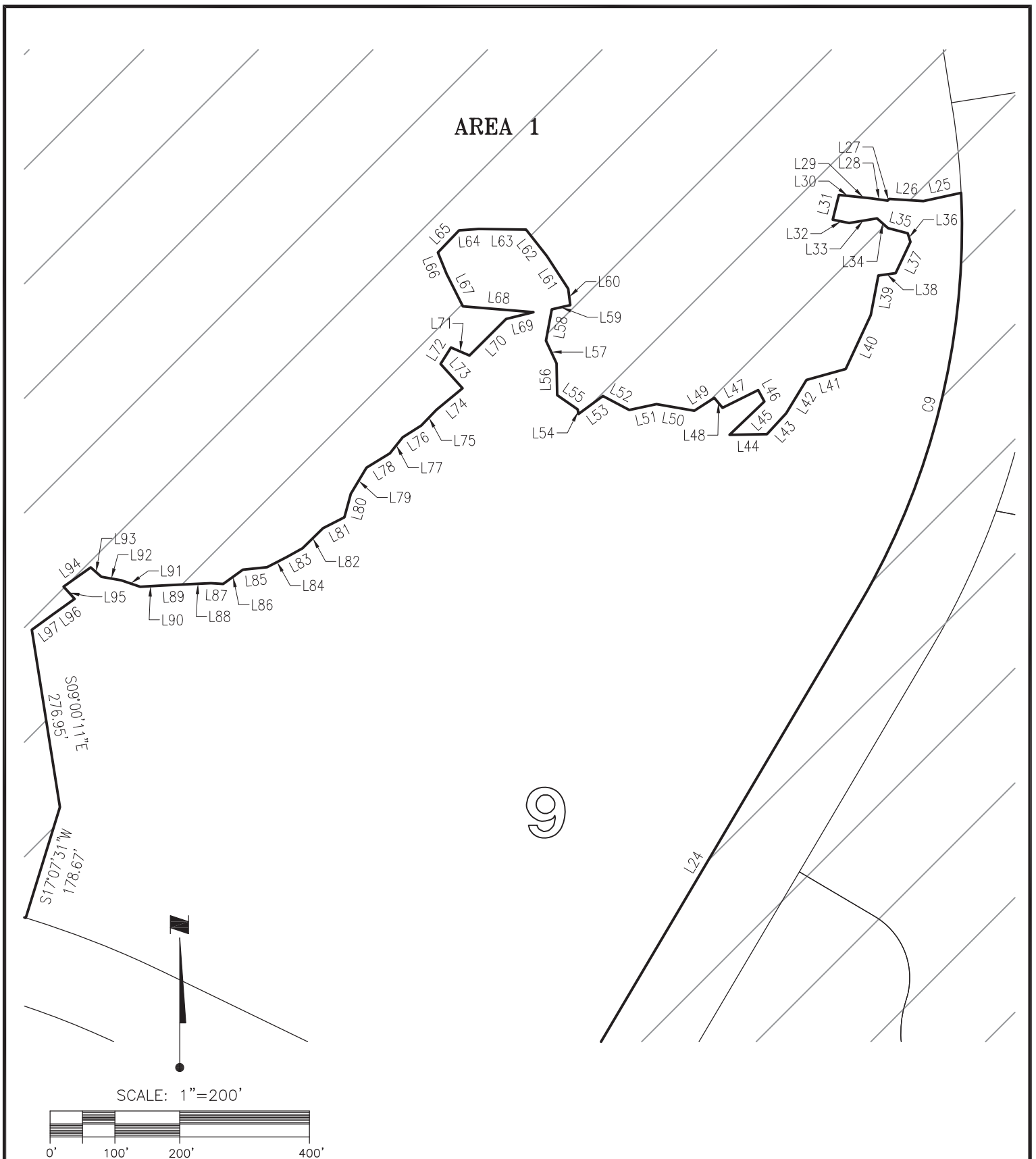
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 5 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

ORI 2017080699

S89°39'43"E
1,566.19'

SOUTH
RIGHT-OF-WAY
LINE

NORTH
RIGHT-OF-WAY
LINE

PLAYMORE ROAD

POINT OF BEGINNING

LESS OUT

LESS OUT TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

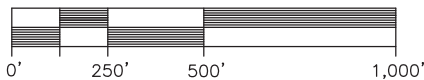
WEST LINE

WEST VILLAGES PARKWAY

AREA 1

AREA 1

SCALE: 1"=500'



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 6 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'45"W	16.32'
L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	N00°01'27"E	39.43'
L5	N35°36'01"E	165.17'
L6	S54°22'31"E	67.46'
L7	S28°02'23"W	362.00'
L8	S00°01'27"W	735.15'
L9	N19°33'57"E	507.94'
L10	N90°00'00"E	83.65'
L11	N89°39'52"W	50.00'
L12	S00°24'58"W	637.89'
L13	S78°39'57"W	619.12'
L14	S06°22'39"E	318.81'
L15	S28°44'39"W	616.14'
L16	S06°40'23"W	413.04'
L17	S21°28'54"E	544.75'
L18	S04°34'46"W	220.46'
L19	S17°10'53"E	417.11'
L20	S09°03'48"W	626.79'
L21	S08°20'04"E	337.43'
L22	N64°10'08"W	291.18'
L23	N81°30'54"E	46.48'
L24	N30°34'52"E	936.12'
L25	S77°39'39"W	59.54'
L26	N86°18'31"W	52.94'
L27	S41°44'37"W	3.63'
L28	N81°51'55"W	26.65'
L29	N84°01'25"W	21.82'
L30	N84°05'15"W	27.14'
L31	S14°09'27"W	39.29'
L32	S78°31'41"E	25.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N80°39'38"E	43.65'
L34	S48°22'47"E	22.47'
L35	S75°12'44"E	31.44'
L36	S17°50'30"E	14.01'
L37	S25°24'48"W	53.25'
L38	S81°57'38"W	26.90'
L39	S10°55'46"W	62.19'
L40	S24°58'27"W	91.62'
L41	S74°24'55"W	62.66'
L42	S31°20'19"W	60.23'
L43	S42°39'42"W	43.82'
L44	S89°03'35"W	57.65'
L45	N46°16'48"E	74.11'
L46	N28°00'51"W	20.12'
L47	S63°31'19"W	61.39'
L48	N39°37'20"W	19.87'
L49	S57°15'01"W	36.77'
L50	N80°05'09"W	59.19'
L51	S77°56'58"W	42.86'
L52	N62°14'25"W	46.08'
L53	S53°38'28"W	46.87'
L54	N09°00'33"W	7.28'
L55	N55°09'32"W	38.42'
L56	N01°13'24"W	48.94'
L57	N24°59'35"W	38.66'
L58	N10°27'48"E	49.10'
L59	N77°08'14"E	29.27'
L60	N07°10'23"W	25.37'
L61	N32°59'31"W	60.41'
L62	N38°12'08"W	51.89'
L63	N89°17'21"W	73.23'
L64	S85°59'09"W	30.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S43°46'05"W	47.31'
L66	S22°13'12"E	35.54'
L67	S26°38'12"E	56.03'
L68	S85°15'04"E	109.12'
L69	S75°54'45"W	43.38'
L70	S45°03'58"W	79.74'
L71	N66°31'06"W	31.16'
L72	S32°10'30"W	29.91'
L73	S41°56'22"E	50.53'
L74	S50°23'12"W	52.06'
L75	S44°08'07"W	33.75'
L76	S57°33'43"W	33.96'
L77	S38°38'26"W	31.61'
L78	S58°31'55"W	42.37'
L79	S30°55'17"W	47.02'
L80	S15°20'48"W	37.52'
L81	S62°49'34"W	36.97'
L82	S45°36'09"W	44.29'
L83	S61°16'30"W	27.11'
L84	S62°32'27"W	34.95'
L85	S84°05'44"W	37.46'
L86	S54°15'32"W	37.41'
L87	N86°29'09"W	18.87'
L88	S87°23'08"W	40.21'
L89	S87°05'39"W	37.13'
L90	S86°40'31"W	32.02'
L91	N71°14'37"W	30.86'
L92	N79°57'02"W	31.06'
L93	N48°26'15"W	21.95'
L94	S54°32'36"W	51.35'
L95	S41°47'46"E	25.27'
L96	S54°22'57"W	41.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	S53°59'00"W	40.22'
L98	N01°26'06"W	460.74'
L99	N62°12'10"E	121.17'
L100	S77°06'59"E	186.82'
L101	N20°53'01"E	789.00'
L102	N26°35'39"E	100.50'
L103	N20°53'01"E	425.81'
L104	N17°23'11"E	98.66'
L105	N07°36'51"E	103.01'
L106	N07°05'12"E	704.37'
L107	S88°00'00"E	949.70'
L108	S89°05'29"E	999.93'
L109	N23°29'29"E	389.67'
L110	N44°14'02"E	254.25'
L111	N42°23'22"W	115.91'
L112	N40°38'04"E	308.73'
L113	N73°00'35"E	469.59'
L114	S36°46'13"E	1,250.51'
L115	N89°48'19"W	261.41'
L116	S00°13'53"W	740.81'
L117	N54°22'31"W	470.10'
L120	N77°53'19"E	3.00'
L121	S65°28'55"W	66.05'
L122	N53°27'33"W	44.88'
L123	S84°52'22"W	48.96'
L124	N70°33'21"W	26.68'
L125	N80°05'39"W	75.11'
L126	N88°29'35"W	62.43'
L127	S05°57'54"E	49.75'
L128	S79°36'43"W	24.94'
L129	S75°35'43"W	32.44'
L130	S61°02'48"W	51.77'

This is NOT a Survey and Not valid without all sheets.

May 19, 2022 - 17:25:27

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 7 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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LINE TABLE		
LINE	BEARING	DISTANCE
L131	S21°39'19"W	28.21'
L132	S02°53'16"W	23.48'
L133	S26°24'39"W	31.94'
L134	S23°08'57"W	24.62'
L135	S19°10'03"E	25.42'
L136	S05°14'59"W	36.18'
L137	S48°22'55"W	24.58'
L138	S61°50'16"W	52.30'
L139	S87°51'04"W	139.94'
L140	N02°08'56"W	37.05'
L141	N16°26'52"W	79.14'
L142	N19°33'53"W	74.05'
L143	N17°03'39"W	59.01'
L144	N20°09'19"W	87.18'
L145	N12°12'03"W	66.08'
L146	N81°17'33"W	47.05'
L147	N13°50'53"E	22.37'
L148	N89°51'04"E	28.07'
L149	N18°06'23"W	27.52'
L150	S85°10'32"E	7.32'
L151	N22°11'41"W	70.97'
L152	N07°31'27"W	65.13'
L153	N21°05'58"E	76.10'
L154	N06°28'39"W	38.79'
L155	N37°41'05"E	49.71'
L156	N33°29'11"E	47.21'
L157	N25°02'41"E	46.89'
L158	N12°12'45"E	40.67'
L159	N10°27'15"E	54.73'
L160	N00°30'32"W	29.04'
L161	N00°30'32"W	13.59'
L162	N45°02'27"W	44.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L163	N36°04'55"W	32.34'
L164	N09°51'38"W	59.08'
L165	N39°46'28"W	39.95'
L166	N54°55'27"W	50.01'
L170	N45°29'16"W	32.50'
L172	N35°36'28"W	54.80'
L173	N40°39'41"W	58.49'
L174	N63°25'03"W	48.02'
L175	N46°31'15"W	36.86'
L176	S36°47'05"W	32.43'
L177	N28°23'26"W	66.59'
L178	N72°01'31"W	41.12'
L179	N42°44'55"W	26.38'
L180	S89°29'27"E	65.99'
L181	S75°59'43"E	42.85'
L182	S89°29'27"E	184.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	N89°05'29"W	547.07'
L119	S00°54'31"W	139.76'
L183	S00°01'27"W	122.44'
L184	N89°58'33"W	105.12'
L185	N55°36'38"W	59.15'
L186	N33°04'42"W	216.64'
L187	S56°55'18"W	255.35'
L188	N06°09'57"W	30.30'
L189	N85°15'58"W	1.66'
L191	N08°10'30"E	66.32'
L192	N00°01'27"E	64.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	40°43'39"	312.38'	305.85'	N75°28'04"E
C3	560.00'	29°29'44"	288.29'	285.11'	N50°30'59"E
C4	3,011.73'	10°30'02"	551.95'	551.18'	S59°37'32"E
C5	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C6	1,035.00'	60°58'57"	1,101.60'	1,050.33'	S85°20'21"W
C7	577.00'	2°54'55"	29.36'	29.36'	S80°22'16"E
C8	55.00'	16°39'23"	15.99'	15.93'	N89°50'35"E
C9	1,150.00'	33°12'28"	666.53'	657.24'	N13°58'38"E
C10	1,514.99'	26°48'18"	708.77'	702.32'	N86°16'38"W
C11	3,946.41'	48°15'34"	3,324.01'	3,226.62'	N75°33'00"W
C12	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C13	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C14	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C15	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C16	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C17	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C18	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C19	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C20	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C21	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C22	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C23	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C24	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E
C25	25.00'	79°06'01"	34.51'	31.84'	N45°42'57"W
C26	25.00'	63°45'03"	27.82'	26.40'	N53°23'26"W
C27	25.00'	29°41'24"	12.95'	12.81'	N06°40'12"W
C28	130.00'	85°40'43"	194.40'	176.79'	N34°39'52"W
C29	417.00'	6°31'54"	47.54'	47.51'	N80°46'10"W

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 8 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 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 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 9 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 10 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 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 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 12 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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EXHIBIT B

WEST VILLAGES IMPROVEMENT DISTRICT (WVID) VILLAGE B (WITHIN UNIT NO. 7)

LEGAL DESCRIPTION ASSESSMENT ROLL

A part of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the West Quarter Corner of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°13'53"W. a distance of 81.44 feet; to the northerly Right of Way Line of State Road No. 45 (U.S. Highway No 41), per Order of Taking recorded in Official Records Book 1034, Page 762, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having: a radius of 2807.73 feet, a central angle of 24°13'02": a chord bearing of N. 66°29'02"W., and a chord length of 1177.92 feet; thence along said northerly Right of Way Line of State Road No. 45, the following two (2) courses: (1) along the arc of said curve an arc length of 1186.74 feet; (2) thence N.54°22'31"W. a distance of 470.10 feet to the most southeasterly corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, at Page 231 of the Public Records of Sarasota County, Florida; thence along the southeasterly Boundary line of said plat of Oasis at West Villages, Phase 1, the following three (3) courses: (1) N.23°29'29"E. a distance of 389.68 feet; (2) thence N.44°14'02"E. a distance of 254.25 feet; (3) thence N.42°23'22"W. a distance of 115.93 feet; to a point on the westerly Right of Way Line of County Road No. 777 (North River Road), as described in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida, same being a point on a curve to the left having: a radius of 49.00 feet, a central angle of 96°58'34": a chord bearing of N.89°07'21"E., and a chord length of 73.38 feet; thence along said westerly Right of Way Line of County Road No. 777 the following four (4) courses: (1) along the arc of said curve, an arc length of 82.94 feet; (2) thence N.40°38'04"E. a distance of 308.73 feet; (3) thence N.73°00'35"E. a distance of 469.59 feet; (4) thence S.36°46'13"E. a distance of 1250.51 feet to a point on the South line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 34, Township 39 South, Range 20 East; thence N.89°48'19"W., along said South line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 34, a distance of 261.41 feet to the Southwest corner of said North Half of the Southwest Quarter of the Northwest Quarter of Section 34; thence S.00°13'53"W., along the West line of the Southwest Quarter of the Northwest Quarter of said Section 34, a distance of 659.37 feet to the POINT OF BEGINNING.

Parcel contains 1698701 square feet, or 38.9968 acres, more or less.

RESOLUTION 2022-16

[UNIT NO. 7 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18TH, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

WHEREAS, the Board of Supervisors of the West Villages Improvement District, (“Board”) has previously adopted Resolution 2022-15 entitled

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 7 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2022-15, a Preliminary Assessment Roll for properties added to the boundary (hereinafter, the “Boundary Amendment Property”) of the District’s Unit of Development No. 7 (“Unit No. 7”) has been prepared and all other conditions precedent set forth in Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, to the holding of the aforementioned public hearing have been satisfied,

and the roll and related documents are available for public inspection at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway #A3, Venice, Florida 34293 (collectively, the “District Records Office”).

**NOW THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WEST VILLAGES
IMPROVEMENT DISTRICT:**

1. There is hereby declared a public hearing to be held on August 18th, 2022 at 11:00 A.M. at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293 for the purpose of hearing comment and objections to the proposed special assessment program for District improvements planned for the Boundary Amendment Property within Unit No. 7 within the District, as identified in the Preliminary Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, 2501-A Burns Road, Palm Beach Gardens, Florida 33410.

2. Notice of said hearing shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the City of North Port (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary/Assistant

Chairman, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 9
Master Engineer's Report

JULY 14, 2022



SUBMITTED BY
Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

Master Engineer’s Report

Table of Contents

1. GENERAL	2
2. PURPOSE AND SCOPE	2
3. LANDS IN UNIT OF DEVELOPMENT NO. 9	2
4. EXISTING CONDITIONS	2
4.1 Topography	2
4.2 Soil and Vegetation	2
4.3 Land Use and Zoning	3
5. INFRASTRUCTURE PLANS	3
5.1 Public Infrastructure Improvements	3
5.2 Permitting	3
5.3 Estimated Costs of Improvements	4
6. MAINTENANCE RESPONSIBILITIES	5
6.1 Public Infrastructure Improvements	5
7. SUMMARY AND CONCLUSION	6
8. ENGINEER’S CERTIFICATION	6

Table of Tables

Table 5.1 Permitting Status.....	4
Table 5.2 Estimated Costs of Improvements.....	5

Table of Exhibits

Aerial Location Map	Exhibit A
Unit 9 Legal Description	Exhibit B

1. GENERAL

The West Villages Improvement District (“WVID”) was created by and operates under Chapter 2004-458, Laws of Florida as amended (the “Act”) and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes and other Florida law. WVID was created to construct, operate, and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway, or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. PURPOSE AND SCOPE

The purpose of this Master Plan of Improvements is to present the nature and extent of the improvements that may be constructed or acquired by WVID for and on behalf of the Unit of Development No. 9 (“Unit” or “Project”). These improvements will thereafter be owned, operated, and/or maintained by either WVID or another legally empowered governmental entity.

The text of this report generally describes the existing land within Unit No. 9 and the proposed improvements and recommendations. The report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. LANDS IN UNIT OF DEVELOPMENT NO. 9

An Aerial Location Map showing the location of Unit No. 9 is included as Exhibit A. The legal description(s) and sketch(es) are included as Exhibit B and reflect the lands included in Unit No. 9. These lands total approximately 470.9 acres.

4. EXISTING CONDITIONS

4.1 Topography

The area within Unit No. 9 is relatively flat with site elevations ranging from approximately nine (9) feet to thirteen (13) feet. The land within the Unit is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

4.2 Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands, SCS Soils No. 31, Pineda Fine Sand, SCD Soils No. 36, and Pople Fine Sands. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam. Pople Fine Sand is nearly level, poorly drained soil on low hammocks and in poorly defined drainageways and broad sloughs. Typically, the surface layer is very dark grayish brown fine sand approximately four (4) inches thick. The subsurface layer is light brownish gray fine sand approximately three (3) inches thick. The subsoil is brown and brownish yellow fine sand in the upper 21-inches and gray fine sandy loam in the lower 28-inches.

The property within Unit No. 9 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle

grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

4.3 Land Use and Zoning

Unit No. 9 is located within the City of North Port, Florida ("City"). The land within the boundary of the Unit is currently being designed and prepared for development review and approval with the City. It is expected that the City will approve uses compatible with the adopted Comprehensive Land Use Plan.

5. INFRASTRUCTURE PLANS

5.1 Public Infrastructure Improvements

WVID has formed Unit No. 9 to finance infrastructure design and construction to provide public infrastructure for the Unit and its ultimate property owners.

The improvements for the Unit will be consistent with the City of North Port Comprehensive Plan and implementing ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets;
- Drainage and stormwater improvements;
- Water and sewer facilities;
- Irrigation facilities;
- Public roadway landscape, lighting, signage, and furnishings;
- Entry features; and
- Consulting and contingencies.

Access to the project will be provided via River Road, US 41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City of North Port.

5.2 Permitting

Required permits, approved and proposed, are summarized in Table 5.1. It is our opinion that there are no technical reasons existing at this time that would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described below, or in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal, and customary permit conditions.

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Table 5.1 Permitting Status

Permitting Status		
PERMIT	PERMIT NUMBERS	DATE APPROVED
West Villages Pkwy – From Playmore Drive to Atlanta Braves Spring Training Complex	MAS 17-075	10/12/18
West Villages Pkwy – From Atlanta Braves Spring Training Complex south approaching Manasota Beach Road	INF 18-291	9/30/19
Playmore Dr Realignment	INF 17-129	9/21/17
Preto Blvd – From south of Playmore Drive approaching Manasota Beach Road	INF 17-128	2/19/18
Manasota Beach Rd – From Preto Boulevard to River Road, including sections of Preto Boulevard and West Villages Parkway	INF 20-036	6/16/20
Wastewater Treatment Plant	FDEP FLA B07114-001-DWIR MAS 17-168	3/17/20
Water Treatment Plant	FDEP FLA 984841-001-DWIP	9/20/17
Parks/Government	TBD	TBD
Various Water Management Improvements	INF-15-153/ SCP-15-122	10/4/16
US-41 Sidewalk Project	TBD	TBD
Village K Neighborhood Improvements		
SWFWMD ERP - Mass Grading	43032522.048	9/21/2020
CONP Mass Grading INF Permit	INF-20-132	11/20/2020
CONP INF - Construction Permit	21-000006	Pending
CONP SCP - Construction Permit	21-0000028	Pending
SWFWMD ERP - Construction Plans	817644.000	Pending
FDEP Water Permit	TBD	TBD
FDEP Wastewater Permit	TBD	TBD

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5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for the Unit, together with their estimated costs of design and construction. The table also includes an estimate of administrative, consulting, engineering, legal and other fees, and contingencies associated with the improvements.

Table 5.2 Estimated Costs of Improvements

Estimated Costs of Improvements (2022 Dollars)	
IMPROVEMENTS	ESTIMATED COSTS
Collector and Arterial Roads (See Note 1)	\$5,500,000
Wastewater Treatment Plant (Pro Rata Share – See Notes 2 and 3)	\$4,000,000
Water Treatment Plant (Pro Rata Share – See Notes 2 and 3)	\$3,500,000
U.S. 41 Sidewalk Project	\$200,000
Master Water Management	\$5,000,000
Parks/Government	\$200,000
Consultants and Administration (15%)	\$2,800,000
Subtotal	\$21,200,000
Village K Neighborhood Improvements	
Earthwork	\$6,000,000
Drainage and Stormwater	\$6,500,000
Potable Water	\$3,000,000
Wastewater	\$7,500,000
Master Irrigation	\$2,800,000
Consultants and Administration (15%)	\$4,000,000
Subtotal	\$29,800,000
Total	\$51,000,000

Note 1 – Roadway costs include roads, potable water, sanitary sewer, irrigation, drainage, landscaping, and street lighting.

Note 2 – Costs of the wastewater treatment plant and water treatment plant are Unit 9's estimated pro rata share of the plant's usage.

Note 3 – Costs are rounded to the nearest \$1 million.

Note 4 – Only includes costs that are allowable District expenses to the extent that hard gates are not constructed at the project entrance by the developer.

6. MAINTENANCE RESPONSIBILITIES

6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City;
2. Maintenance and operation of the stormwater management system will be the responsibility of the WVID;

3. Maintenance and operation of the collector and arterial roadway, sidewalk, and landscaping improvements will be the responsibility of WVID, City, or FDOT depending on the ownership of the road; and
4. Maintenance of parks or government projects will be the responsibility of the WVID or City.

7. SUMMARY AND CONCLUSION

The improvements, as outlined, are necessary for the functional development of the Project, which is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

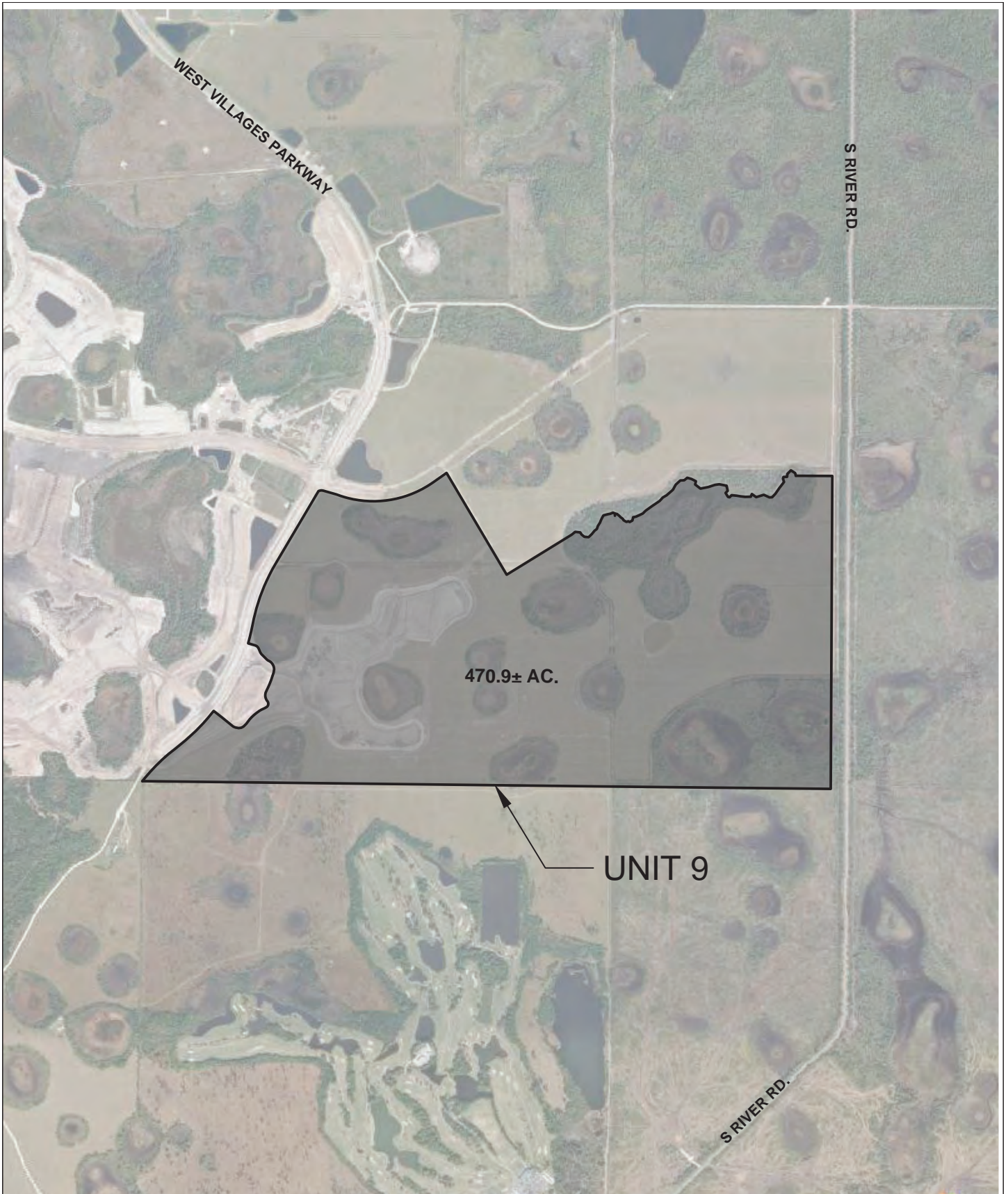
8. ENGINEER'S CERTIFICATION

It is our professional opinion that the infrastructure costs provided herein for the WVID improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the WVID. These estimated costs are based upon prices currently being experienced for similar items of work in southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning, and approvals from regulatory agencies.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the WVID.



Richard Ellis, P.E.
Florida Registration No. 34228



WEST VILLAGES
IMPROVEMENT DISTRICT,
UNIT 9
EXHIBIT "A"

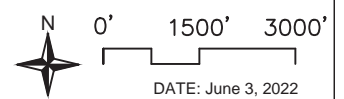


EXHIBIT B

DESCRIPTION:

A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:

BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°20'16" E., along the South line of the Southwest Quarter of said Section 9, a distance of 2642.30, to the South Quarter Corner of said Section 9; thence S.89°21'03" E., along the South line of the Southeast Quarter of said Section 9, a distance of 2642.80 feet to the Southwest corner of Section 10, Township 40 South, Range 20 East; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2433.76 feet to a point on the West Right of Way Line of River Road, per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 3520.99 feet; thence leaving said West Right of Way Line of River Road, N.89°31'30" W., a distance of 400.00 feet to the Southeast corner of lands described in Official Records Instrument No. 2021094420 of said Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument No. 2021094420, the following seventy-eight (78) courses: (1) S.77°24'35" W., a distance of 3.94 feet; (2) thence N.12°16'35" W., a distance of 31.76 feet; (3) thence N.57°13'39" W., a distance of 57.21 feet; (4) thence S.44°43'50" W., a distance of 57.18 feet; (5) thence S.03°54'26" W., a distance of 32.03 feet; (6) thence S.87°28'21" W., a distance of 41.07 feet; (7) thence S.17°07'17" W., a distance of 19.82 feet; (8) thence S.18°08'39" E., a distance of 38.73 feet; (9) thence S.37°29'27" W., a distance of 86.38 feet; (10) thence S.34°44'02" W., a distance of 78.09 feet; (11) thence S.42°51'19" W., a distance of 53.30 feet; (12) thence S.87°04'42" W., a distance of 30.53 feet; (13) thence N.65°52'13" W., a distance of 69.92 feet; (14) thence S.72°49'34" W., a distance of 89.54 feet; (15) thence N.53°46'02" W., a distance of 59.55 feet; (16) thence S.22°18'25" W., a distance of 32.46 feet; (17) thence S.88°26'04" W., a distance of 62.66 feet; (18) thence N.83°17'38" W., a distance of 54.93 feet; (19) thence N.80°45'21" W., a distance of 40.38 feet; (20) thence N.84°19'37" W., a distance of 59.01 feet; (21) thence S.44°55'03" W., a distance of 32.56 feet; (22) thence N.77°41'31" W., a distance of 17.55 feet; (23) thence N.31°40'29" W., a distance of 52.43 feet; (24) thence N.45°15'20" E., a distance of 33.58 feet; (25) thence N.12°32'20" W., a distance of 59.44 feet; (26) thence N.78°51'51" W., a distance of 84.00 feet; (27) thence S.81°34'09" W., a distance of 48.00 feet; (28) thence S.72°08'12" W., a distance of 81.27 feet; (29) thence S.78°46'38" W., a distance of 87.91 feet; (30) thence N.52°00'16" W., a distance of 75.69 feet; (31) thence N.13°52'38" E., a distance of 37.28 feet; (32) thence N.63°09'58" W., a distance of 56.66 feet; (33) thence N.73°58'46" W., a distance of 49.13 feet; (34) thence S.49°51'01" W., a distance of 43.67 feet; (35) thence S.86°45'06" W., a distance of 44.47 feet; (36) thence S.47°32'20" W., a distance of 69.51 feet; (37) thence S.28°59'45" W., a distance of 64.66 feet; (38) thence S.47°46'59" W., a distance of 26.32 feet; (39) thence S.49°07'42" W., a distance of 68.67 feet; (40) thence S.59°35'37" W., a distance of 48.68 feet; (41) thence S.42°44'21" W., a distance of 54.01 feet; (42) thence S.55°44'39" W., a distance of 49.07 feet; (43) thence S.56°21'21" W., a distance of 50.57 feet; (44) thence S.54°15'26" W., a distance of 92.86 feet; (45) thence S.44°01'35" W., a distance of 42.12 feet; (46) thence S.65°00'42" W., a distance of 48.69 feet; (47) thence S.65°14'38" W., a distance of 37.28 feet; (48) thence S.78°55'02" W., a distance of 32.95 feet; (49) thence S.12°24'17" W., a distance of 37.78 feet; (50) thence S.62°00'50" W., a distance of 35.33 feet; (51) thence N.59°58'12" W., a distance of 17.73 feet; (52) thence S.69°05'45" W., a

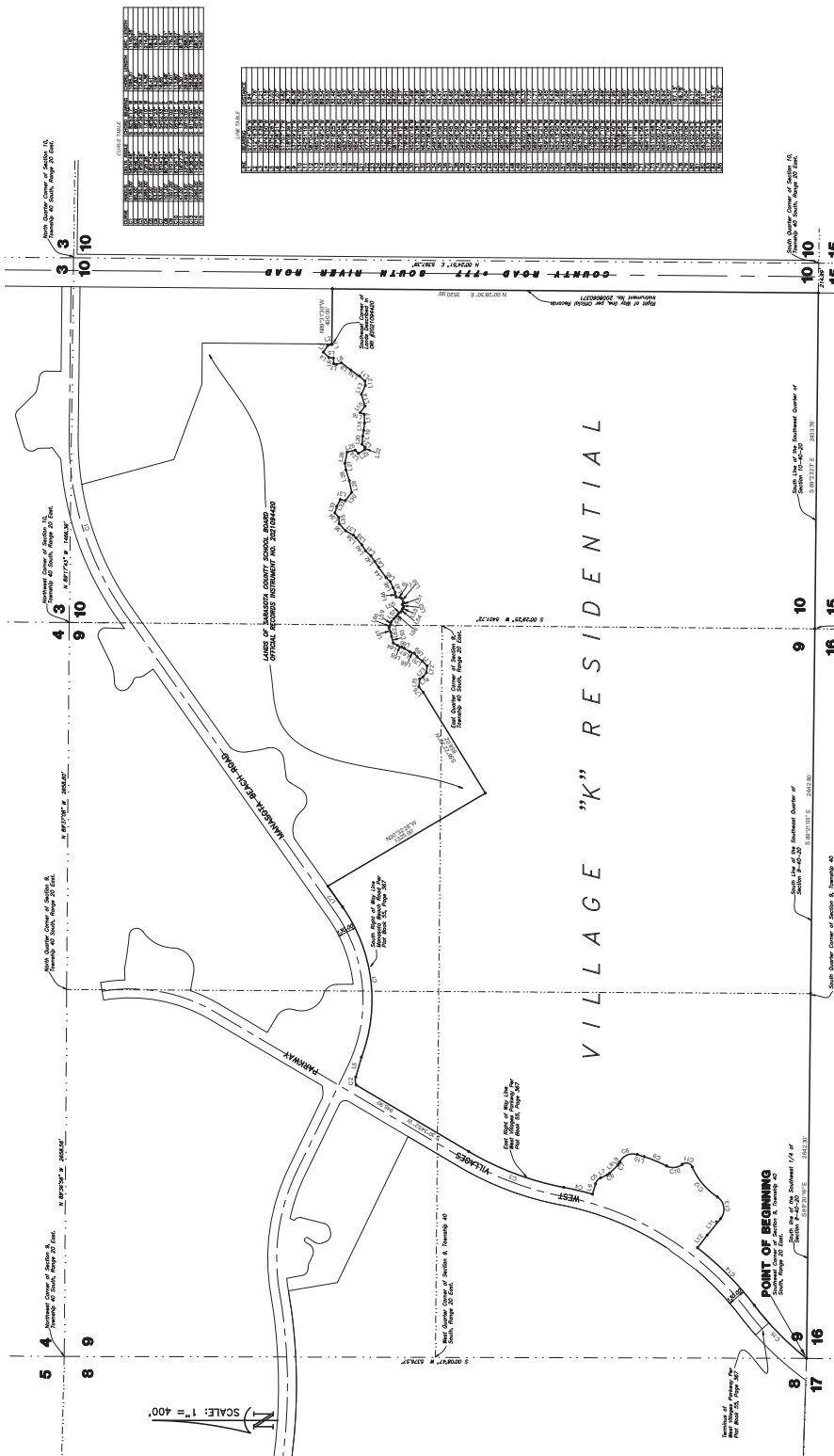
EXHIBIT B

distance of 21.71 feet; (53) thence N.61°52'21" W., a distance of 15.90 feet; (54) thence N.59°40'06" W., a distance of 23.45 feet; (55) thence N.27°26'55" W., a distance of 16.43 feet; (56) thence N.53°13'40" W., a distance of 31.68 feet; (57) thence N.44°09'24" W., a distance of 22.55 feet; (58) thence N.50°58'46" W., a distance of 30.73 feet; (59) thence N.78°40'45" W., a distance of 20.61 feet; (60) thence N.63°50'16" W., a distance of 26.61 feet; (61) thence S.67°07'34" W., a distance of 33.94 feet; (62) thence S.78°50'03" W., a distance of 30.10 feet; (63) thence S.75°34'38" W., a distance of 49.23 feet; (64) thence S.29°07'10" W., a distance of 35.69 feet; (65) thence S.23°27'06" W., a distance of 32.25 feet; (66) thence S.22°23'40" W., a distance of 21.95 feet; (67) thence S.32°08'26" W., a distance of 46.03 feet; (68) thence S.18°08'34" W., a distance of 33.80 feet; (69) thence S.52°01'11" W., a distance of 33.70 feet; (70) thence S.39°11'48" W., a distance of 47.65 feet; (71) thence S.45°44'56" W., a distance of 50.49 feet; (72) thence N.84°15'41" W., a distance of 48.05 feet; (73) thence N.51°00'48" W., a distance of 40.43 feet; (74) thence N.32°00'37" W., a distance of 28.03 feet; (75) thence N.84°05'43" W., a distance of 56.94 feet; (76) thence S.51°06'18" W., a distance of 50.50 feet; (77) thence S.58°22'39" W., a distance of 858.02 feet; (78) thence N.30°32'28" W., a distance of 1325.00 feet to the South Right of Way Line of Manasota Beach Road, as shown on Manasota Beach Ranchlands Plat No. 1, recorded in Plat Book 55, Page 367 of the Public Records of Sarasota County, Florida; thence along said South Right of Way Line of Manasota Beach Road the following four (4) courses: (1) thence S.54°50'52" W., a distance of 187.13 feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a central angle of 56°04'48", a chord bearing of S.82°53'17" W., and a chord length of 1095.31 feet; (2) thence along the arc of said curve, an arc length of 1140.28 feet; (3) thence N.74°02'32" W., a distance of 149.78 feet to the beginning of a non-tangent curve to the left, having: a radius of 85.00 feet, and a central angle of 39°46'27", a chord bearing of S.86°07'30" W., and a chord length of 57.83 feet; (4) thence along the arc of said curve, an arc length of 59.01 feet to the East Right of Way Line of West Villages Parkway, as shown on said plat of Manasota Beach Ranchlands Plat No. 1; thence along said East Right of Way Line of West Villages Parkway the following twenty (20) courses: (1) S.30°34'52" W., a distance of 945.90 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 19°50'26", a chord bearing of S.20°39'39" W., and a chord length of 735.63 feet; (2) thence along the arc of said curve, an arc length of 739.32 feet, to the beginning of a reverse curve to the right, having: a radius of 2265.00 feet, and a central angle of 05°25'28", a chord bearing of S.13°27'10" W., and a chord length of 214.36 feet; (3) thence along the arc of said curve, an arc length of 214.44 feet; (4) thence S.73°50'06" E., a distance of 79.04 feet to the beginning of a curve to the right, having: a radius of 67.00 feet, and a central angle of 49°47'43", a chord bearing of S.48°56'15" E., and a chord length of 56.41 feet; (5) thence along the arc of said curve, an arc length of 58.23 feet; (6) thence S.24°02'24" E., a distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00 feet, and a central angle of 20°57'59", a chord bearing of S.34°31'23" E., and a chord length of 19.29 feet; (7) thence along the arc of said curve, an arc length of 19.39 feet; (8) thence S.45°00'23" E., a distance of 85.92 feet to the beginning of a curve to the left having: a radius of 53.00 feet, and a central angle of 18°04'21", a chord bearing of S.54°02'33" E., and a chord length of 16.65 feet; (9) thence along the arc of said curve, an arc length of 16.72 feet; (10) thence S.63°04'43" E., a distance of 9.91 feet to the beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of 80°38'56", a chord bearing of S.22°45'15" E., and a chord length of 138.48 feet; (11) thence along the arc of said curve, an arc length of 150.61 feet; (12) thence S.17°34'13" W., a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of 1007.00 feet, and a central angle of 10°01'39", a chord bearing of S.22°35'02" W., and a chord length of 176.01 feet; (13) thence along the

EXHIBIT B

arc of said curve, an arc length of 176.24 feet, to the beginning of a reverse curve to the left, having: a radius of 103.00 feet, and a central angle of $67^{\circ}04'13''$, a chord bearing of $S.05^{\circ}56'15''$ E., and a chord length of 113.80 feet; (14) thence along the arc of said curve, an arc length of 120.57 feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and a central angle of $106^{\circ}27'33''$, a chord bearing of $S.13^{\circ}45'25''$ W., and a chord length of 75.30 feet; (15) thence along the arc of said curve, an arc length of 87.33 feet, to the beginning of a reverse curve to the left, having: a radius of 493.00 feet, and a central angle of $33^{\circ}28'23''$, a chord bearing of $S.50^{\circ}15'00''$ W., and a chord length of 283.94 feet; (16) thence along the arc of said curve, an arc length of 288.02 feet, to the beginning of a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of $95^{\circ}38'30''$, a chord bearing of $S.81^{\circ}20'04''$ W., and a chord length of 158.58 feet; (17) thence along the arc of said curve, an arc length of 178.61 feet; (18) thence $N.50^{\circ}50'41''$ W., a distance of 154.43 feet; (19) thence $N.52^{\circ}07'14''$ W., a distance of 115.22 feet to the beginning of a non-tangent curve to the right, having: a radius of 2265.00 feet, and a central angle of $14^{\circ}52'19''$, a chord bearing of $S.45^{\circ}18'55''$ W., and a chord length of 586.26 feet; (20) thence along the arc of said curve, an arc length of 587.91 feet, to the beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central angle of $14^{\circ}29'30''$, a chord bearing of $S.45^{\circ}30'20''$ W., and a chord length of 538.56 feet; thence continue along said East Right of Way Line of West Villages Boulevard and its southerly extension, along the arc of said curve, an arc length of 540.00 feet to the POINT OF BEGINNING.

Parcel contains 20513797 square feet, or 470.9320 acres, more or less.



NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown herein.
2. The description shown herein has been prepared for this sketch.
3. Bearings shown herein refer to the South line of the Southwest Quarter of Section 9, as having a bearing of S.89°20'16"E.
4. Subject to easements and rights of way of record, if any.

CERTIFIED TO:
MANASOTA BEACH RANCHLANDS, LLLC

JOB NUMBER: 22-05-43 DATE: June 6, 2022

WELLEN PARK, VILLAGE "K" RESIDENTIAL

BRITT LAND SURVEYING AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB. 6638
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766

SHEET
1 OF 1

RANDALL E. BRITT, REGISTERED LAND SURVEYOR, FLA. CERT. NO. 3979
 14000 N.W. 22ND AVE., SUITE 200, MIAMI, FL 33187
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Master Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 9

July 14, 2022

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in the City of North Port, Florida (the “City”) within Sarasota County, Florida (the “County”). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature (the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This Master Special Assessment Methodology Report (the “Master Report”) applies exclusively to Unit of Development No. 9 (“Unit No. 9”) of the District and the plan of development which currently contemplates a total of 728 residential dwelling units of varying product types.

Unit No. 9 includes approximately 470.9+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 9 (the “Unit No. 9 Improvements”). The West Villages Improvement District Unit of Development No. 9 Master Engineer’s Report dated July 14, 2022 was prepared by Dewberry Engineers Inc., 2201 Cantu Court, Suite 107, Sarasota, Florida (the “District Engineer”), includes public roadways, including thoroughfares, arterial, collector, or local streets; stormwater improvements; water and sewer facilities; irrigation facilities; public roadway sidewalks, landscape, lighting, signage, and furnishings; entry features; and associated permits and professional fees (collectively the “Project”). The total estimated costs of the construction of the Project are \$51,000,000.

The District could issue up to approximately \$63,905,000 of Special Assessment Bonds (the “Bonds”) if the District were to finance the entire Project, as described in the Engineer’s Report. It is expected that the District will finance only a portion of the Project with the issuance of Bonds in one or more series.

This Master Report will equitably allocate the costs being incurred by the District to provide the Unit No. 9 Improvements to the assessable lands within Unit No. 9 in the District. The implementation of the Project will convey special and peculiar benefits to the assessable properties within Unit No. 9 in the District. The Bonds issued to finance the Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 9.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 9. The total cost of the Project is currently estimated to be \$51,000,000. A detail of the estimated Project costs for the development is included herein on **Table A**.

Since it is contemplated that the Project will be developed in phases, the Project has been designed to be functional and confer special benefits to all landowners within Unit No. 9, prior to all phases being completed. Under such a phasing plan, each phase or portion of the Project can be financed independently of the other phases. As the finance program is implemented, supplemental methodology reports will be issued detailing the particulars of a specific bond issue. The supplemental report(s) will apply the principles set forth herein to determine the specific assessments required to repay the bonds issued to fund the then current development program.

The Project area consists of approximately 470.9 gross acres of land and includes approximately 728 residential units of various unit types as outlined on **Table C**.

The Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 9. Any portion of the Project not financed through the issuance of the Bonds will be paid for by Manasota Beach Ranchlands, LLLP or its successors or assigns (collectively the “Developer”).

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within Unit No. 9. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in Unit No. 9 must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within Unit No. 9 in the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Unit No. cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the proposed Bonds, the District’s debt will be allocated to the gross acreage within Unit No. 9 which totals approximately 470.9+/- acres and upon platting, to each platted parcel and/or residential dwelling unit/lot in Unit No. 9 on an Equivalent Residential Unit (“*ERU*”) basis and on the remaining unplatted land on an equal acreage basis. As platting occurs the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an *ERU* basis as shown herein on **Table C** and **Table F**. For the purpose of this Master Report each 50’ single family residential dwelling unit will

be the base unit upon which other product types will be compared to and has been assigned one (1) *ERU*. (Refer to **Table C** attached hereto for proposed *ERU* Factors).

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein on **Table C**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* ("F.S.") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is \$51,000,000.00. The construction program and the costs associated with Unit No. 9 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within Unit No. 9 in the District which totals approximately 470.9+/- acres. Based on the current market conditions the total aggregate principal amount of the Bonds (approximately \$63,905,000.00) for Unit No. 9 is shown herein on **Table B**. The proceeds of the Bonds will provide a maximum of approximately \$51,000,000.00 for construction related costs. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B**. (Note: The District may not issue the total Par Debt of \$63,905,000 referenced in this Master Report.)

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Project (estimated at \$51,000,000.00) is initially based on the estimated number of product types and residential dwelling units (728) projected to be constructed within Unit No. 9 in the District and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of approximately \$63,905,000.00 at an assumed interest

rate of 5.50% the estimated annual debt service on the Unit No. 9 Bonds will be approximately \$4,396,756.00 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each platted parcel or unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable units. The District shall, at the time a plat or re-plat is submitted to the City and/or County:

A. Assume that the total number of *ERUs* relative to the Project is at least 712.12.

B. Ascertain the number of assessable residential parcels/lots in the plat (unrecorded at this time) or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of *ERUs* associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of potential remaining assessable parcels/lots (“Remaining Assessable Units/Lots,” and together with the Planned Assessable Units/Lots, the “Total Assessable Units/Lots”) and total number of *ERUs* associated with the Remaining Assessable Units/Lots.

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 712.12, then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are less than 712.12, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are more than 712.12 after the filing of the final plat for the Project, then the District shall equitably reallocate the assessments resulting in a reduction in the per debt allocations per unit type set forth in **Table D**.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 9 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As previously described in the Master Report, the debt associated with the District’s improvement plan will be initially distributed on an equal acreage basis on all of the benefiting acreage within Unit No. 9 in the District as outlined herein on **Table F** and **Exhibit “A”** attached hereto. As plats are approved parcels and/or lot/units within Unit No. 9 will be assessed in the manner described herein.

The lands within Unit No. 9 consist of approximately 470.9+/- acres as described in **Exhibit “A”** attached hereto. As of the date of this Master Report Unit No. 9 is unplatted and the majority of the property in Unit No. 9 is undeveloped. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately \$63,905,000.00. Prior to final plat approval the assessments levied against the lands within Unit No. 9 in the District will be apportioned on a gross acre basis. Therefore, each gross acre of land in Unit No. 9 in the District will be assessed a maximum of approximately \$9,932.89 annually as outlined herein on **Table F**. When fully developed, Unit No. 9 is expected to contain approximately 728 residential dwelling units of varying product types.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report.

Special District Services, Inc. does not represent the District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

	Total
COLLECTOR AND ARTERIAL ROADS	\$ 5,500,000
WASTEWATER TREATMENT PLANT	\$ 4,000,000
WATER TREATMENT PLANT	\$ 3,500,000
U.S. 41 SIDEWALK PROJECT	\$ 200,000
MASTER WATER MANAGEMENT	\$ 5,000,000
PARKS/GOVERNMENT	\$ 200,000
PROFESSIONAL SERVICES	\$ 2,800,000
VILLAGE K	
EARTHWORK	\$ 6,000,000
NEIGHBORHOOD DRAINAGE AND WATER MANAGEMENT	\$ 6,500,000
NEIGHBORHOOD POTABLE WATER	\$ 3,000,000
NEIGHBORHOOD WASTEWATER	\$ 7,500,000
NEIGHBORHOOD MASTER IRRIGATION	\$ 2,800,000
PROFESSIONAL SERVICES	\$ 4,000,000
Total	\$ 51,000,000

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

	BOND SIZING
Par Amount*	\$ 63,905,000 *
Debt Service Reserve Fund (DSRF)	\$ (4,396,756)
Capitalized Interest (24 months)	\$ (7,029,110)
Issuance Costs	\$ (1,479,134)
Construction Funds	\$ 51,000,000
Bond Interest Rate	5.50%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
50'	238	1.00	238.00	\$ 17,044,880	\$ 71,617
62'	98	1.24	121.52	\$ 8,702,915	\$ 88,805
75'	81	1.50	121.50	\$ 8,701,483	\$ 107,426
85'	63	1.70	107.10	\$ 7,670,196	\$ 121,749
Coach	248	0.50	124.00	\$ 8,880,526	\$ 35,809
Total	728	N/A	712.12	\$ 51,000,000	N/A

*Rounded

TABLE D**ALLOCATION OF BOND DEBT****WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
50'	238	1.00	238.00	\$ 21,357,903	\$ 89,739
62'	98	1.24	121.52	\$ 10,905,094	\$ 111,276
75'	81	1.50	121.50	\$ 10,903,299	\$ 134,609
85'	63	1.70	107.10	\$ 9,611,056	\$ 152,556
Coach	248	0.50	124.00	\$ 11,127,647	\$ 44,870
Total	728	N/A	712.12	\$ 63,905,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

WEST VILLAGES IMPROVEMENT DISTRICT

UNIT 9

		2022 Series Bond Debt
1	Maximum Annual Debt Service	\$ 4,396,756.00
2	Maximum Annual Debt Service Assessment to be Collected	\$ 4,677,400.00 *
3	Total Number of Gross Acres	470.900
4	Maximum Annual Debt Service per Gross Acre	\$9,932.89
5	Total Number of Residential Units Planned	728
6	Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9

Product	Number of Units by Type	ERU Factor*	Total ERUs	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit*
50'	238	1.00	238.00	\$ 1,596,611	\$ 6,708
62'	98	1.24	121.52	\$ 815,211	\$ 8,318
75'	81	1.50	121.50	\$ 815,077	\$ 10,063
85'	63	1.70	107.10	\$ 718,475	\$ 11,404
Coach	248	0.44	109.12	\$ 732,026	\$ 2,952
TOTAL	728	N/A	697.24	\$ 4,677,400	N/A

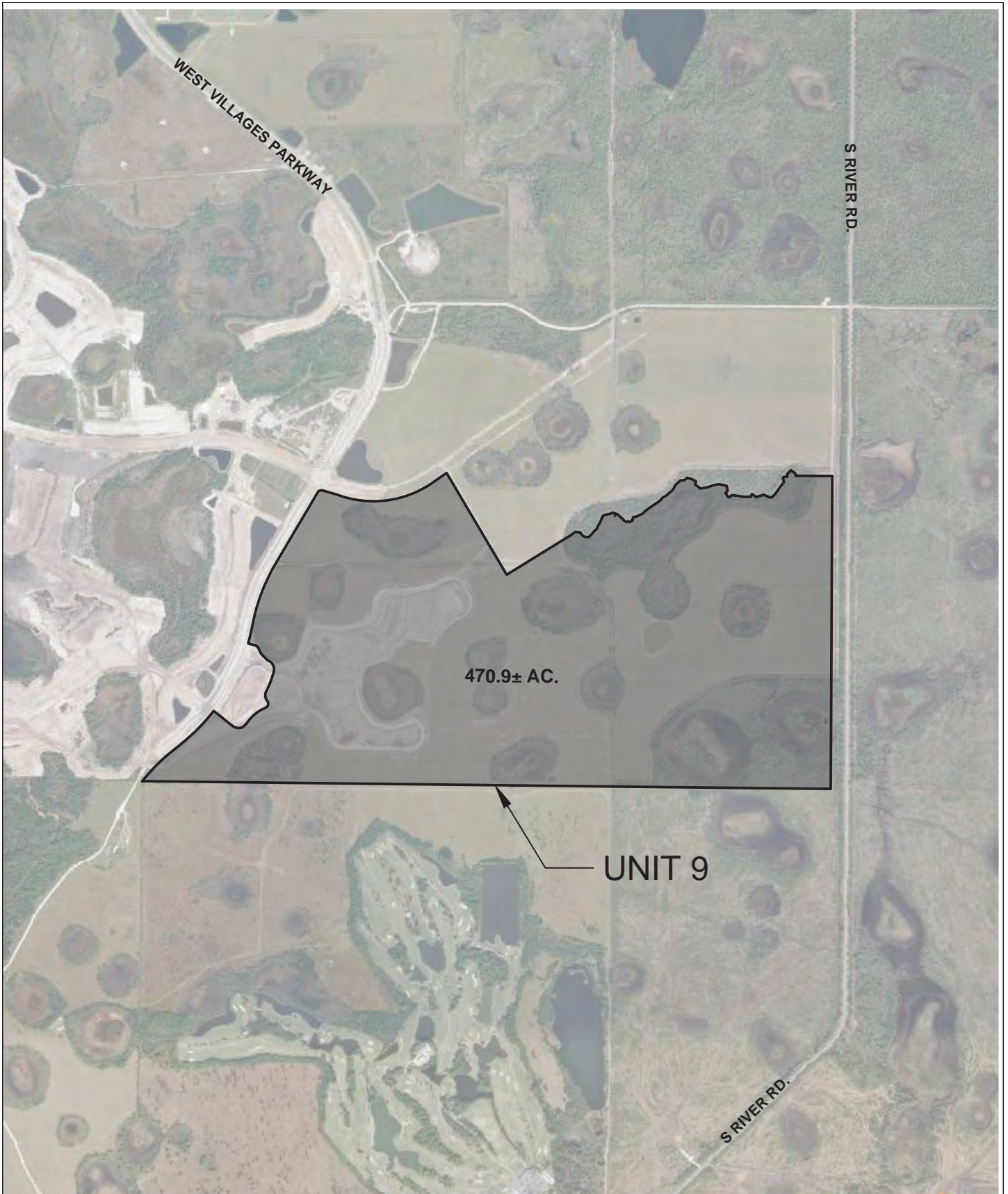
*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

Folio ID#s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
Gross Acreage	470.9	\$ 9,932.89	\$ 135,708.22	\$ 63,905,000.00
TOTALS		N/A	N/A	\$ 63,905,000.00

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.



**WEST VILLAGES
IMPROVEMENT DISTRICT,
UNIT 9
EXHIBIT "A"**

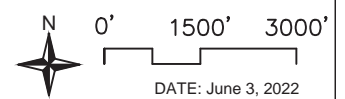


EXHIBIT B

DESCRIPTION:

A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:

BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°20'16" E., along the South line of the Southwest Quarter of said Section 9, a distance of 2642.30, to the South Quarter Corner of said Section 9; thence S.89°21'03" E., along the South line of the Southeast Quarter of said Section 9, a distance of 2642.80 feet to the Southwest corner of Section 10, Township 40 South, Range 20 East; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2433.76 feet to a point on the West Right of Way Line of River Road, per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 3520.99 feet; thence leaving said West Right of Way Line of River Road, N.89°31'30" W., a distance of 400.00 feet to the Southeast corner of lands described in Official Records Instrument No. 2021094420 of said Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument No. 2021094420, the following seventy-eight (78) courses: (1) S.77°24'35" W., a distance of 3.94 feet; (2) thence N.12°16'35" W., a distance of 31.76 feet; (3) thence N.57°13'39" W., a distance of 57.21 feet; (4) thence S.44°43'50" W., a distance of 57.18 feet; (5) thence S.03°54'26" W., a distance of 32.03 feet; (6) thence S.87°28'21" W., a distance of 41.07 feet; (7) thence S.17°07'17" W., a distance of 19.82 feet; (8) thence S.18°08'39" E., a distance of 38.73 feet; (9) thence S.37°29'27" W., a distance of 86.38 feet; (10) thence S.34°44'02" W., a distance of 78.09 feet; (11) thence S.42°51'19" W., a distance of 53.30 feet; (12) thence S.87°04'42" W., a distance of 30.53 feet; (13) thence N.65°52'13" W., a distance of 69.92 feet; (14) thence S.72°49'34" W., a distance of 89.54 feet; (15) thence N.53°46'02" W., a distance of 59.55 feet; (16) thence S.22°18'25" W., a distance of 32.46 feet; (17) thence S.88°26'04" W., a distance of 62.66 feet; (18) thence N.83°17'38" W., a distance of 54.93 feet; (19) thence N.80°45'21" W., a distance of 40.38 feet; (20) thence N.84°19'37" W., a distance of 59.01 feet; (21) thence S.44°55'03" W., a distance of 32.56 feet; (22) thence N.77°41'31" W., a distance of 17.55 feet; (23) thence N.31°40'29" W., a distance of 52.43 feet; (24) thence N.45°15'20" E., a distance of 33.58 feet; (25) thence N.12°32'20" W., a distance of 59.44 feet; (26) thence N.78°51'51" W., a distance of 84.00 feet; (27) thence S.81°34'09" W., a distance of 48.00 feet; (28) thence S.72°08'12" W., a distance of 81.27 feet; (29) thence S.78°46'38" W., a distance of 87.91 feet; (30) thence N.52°00'16" W., a distance of 75.69 feet; (31) thence N.13°52'38" E., a distance of 37.28 feet; (32) thence N.63°09'58" W., a distance of 56.66 feet; (33) thence N.73°58'46" W., a distance of 49.13 feet; (34) thence S.49°51'01" W., a distance of 43.67 feet; (35) thence S.86°45'06" W., a distance of 44.47 feet; (36) thence S.47°32'20" W., a distance of 69.51 feet; (37) thence S.28°59'45" W., a distance of 64.66 feet; (38) thence S.47°46'59" W., a distance of 26.32 feet; (39) thence S.49°07'42" W., a distance of 68.67 feet; (40) thence S.59°35'37" W., a distance of 48.68 feet; (41) thence S.42°44'21" W., a distance of 54.01 feet; (42) thence S.55°44'39" W., a distance of 49.07 feet; (43) thence S.56°21'21" W., a distance of 50.57 feet; (44) thence S.54°15'26" W., a distance of 92.86 feet; (45) thence S.44°01'35" W., a distance of 42.12 feet; (46) thence S.65°00'42" W., a distance of 48.69 feet; (47) thence S.65°14'38" W., a distance of 37.28 feet; (48) thence S.78°55'02" W., a distance of 32.95 feet; (49) thence S.12°24'17" W., a distance of 37.78 feet; (50) thence S.62°00'50" W., a distance of 35.33 feet; (51) thence N.59°58'12" W., a distance of 17.73 feet; (52) thence S.69°05'45" W., a

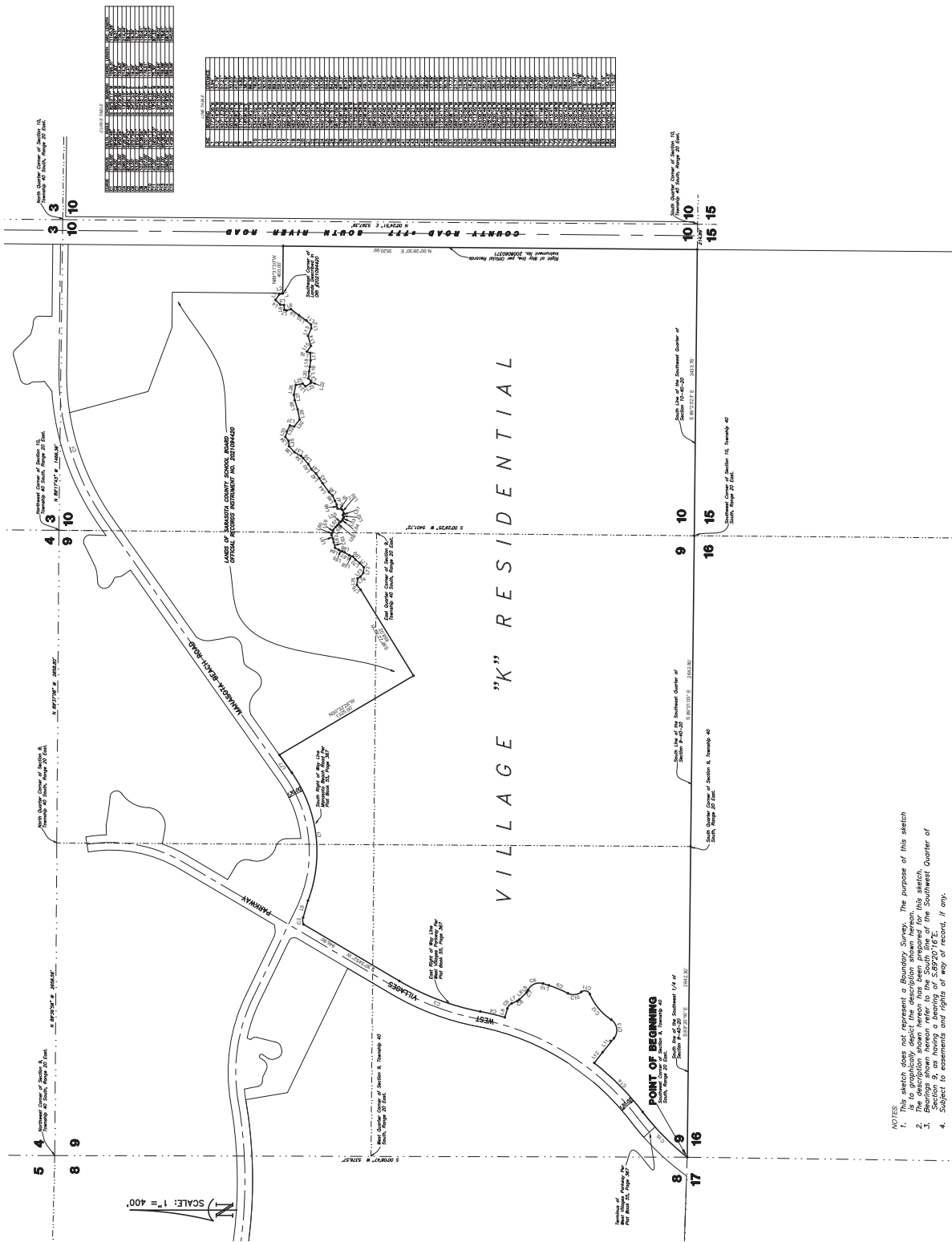
EXHIBIT B

distance of 21.71 feet; (53) thence N.61°52'21" W., a distance of 15.90 feet; (54) thence N.59°40'06" W., a distance of 23.45 feet; (55) thence N.27°26'55" W., a distance of 16.43 feet; (56) thence N.53°13'40" W., a distance of 31.68 feet; (57) thence N.44°09'24" W., a distance of 22.55 feet; (58) thence N.50°58'46" W., a distance of 30.73 feet; (59) thence N.78°40'45" W., a distance of 20.61 feet; (60) thence N.63°50'16" W., a distance of 26.61 feet; (61) thence S.67°07'34" W., a distance of 33.94 feet; (62) thence S.78°50'03" W., a distance of 30.10 feet; (63) thence S.75°34'38" W., a distance of 49.23 feet; (64) thence S.29°07'10" W., a distance of 35.69 feet; (65) thence S.23°27'06" W., a distance of 32.25 feet; (66) thence S.22°23'40" W., a distance of 21.95 feet; (67) thence S.32°08'26" W., a distance of 46.03 feet; (68) thence S.18°08'34" W., a distance of 33.80 feet; (69) thence S.52°01'11" W., a distance of 33.70 feet; (70) thence S.39°11'48" W., a distance of 47.65 feet; (71) thence S.45°44'56" W., a distance of 50.49 feet; (72) thence N.84°15'41" W., a distance of 48.05 feet; (73) thence N.51°00'48" W., a distance of 40.43 feet; (74) thence N.32°00'37" W., a distance of 28.03 feet; (75) thence N.84°05'43" W., a distance of 56.94 feet; (76) thence S.51°06'18" W., a distance of 50.50 feet; (77) thence S.58°22'39" W., a distance of 858.02 feet; (78) thence N.30°32'28" W., a distance of 1325.00 feet to the South Right of Way Line of Manasota Beach Road, as shown on Manasota Beach Ranchlands Plat No. 1, recorded in Plat Book 55, Page 367 of the Public Records of Sarasota County, Florida; thence along said South Right of Way Line of Manasota Beach Road the following four (4) courses: (1) thence S.54°50'52" W., a distance of 187.13 feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a central angle of 56°04'48", a chord bearing of S.82°53'17" W., and a chord length of 1095.31 feet; (2) thence along the arc of said curve, an arc length of 1140.28 feet; (3) thence N.74°02'32" W., a distance of 149.78 feet to the beginning of a non-tangent curve to the left, having: a radius of 85.00 feet, and a central angle of 39°46'27", a chord bearing of S.86°07'30" W., and a chord length of 57.83 feet; (4) thence along the arc of said curve, an arc length of 59.01 feet to the East Right of Way Line of West Villages Parkway, as shown on said plat of Manasota Beach Ranchlands Plat No. 1; thence along said East Right of Way Line of West Villages Parkway the following twenty (20) courses: (1) S.30°34'52" W., a distance of 945.90 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 19°50'26", a chord bearing of S.20°39'39" W., and a chord length of 735.63 feet; (2) thence along the arc of said curve, an arc length of 739.32 feet, to the beginning of a reverse curve to the right, having: a radius of 2265.00 feet, and a central angle of 05°25'28", a chord bearing of S.13°27'10" W., and a chord length of 214.36 feet; (3) thence along the arc of said curve, an arc length of 214.44 feet; (4) thence S.73°50'06" E., a distance of 79.04 feet to the beginning of a curve to the right, having: a radius of 67.00 feet, and a central angle of 49°47'43", a chord bearing of S.48°56'15" E., and a chord length of 56.41 feet; (5) thence along the arc of said curve, an arc length of 58.23 feet; (6) thence S.24°02'24" E., a distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00 feet, and a central angle of 20°57'59", a chord bearing of S.34°31'23" E., and a chord length of 19.29 feet; (7) thence along the arc of said curve, an arc length of 19.39 feet; (8) thence S.45°00'23" E., a distance of 85.92 feet to the beginning of a curve to the left having: a radius of 53.00 feet, and a central angle of 18°04'21", a chord bearing of S.54°02'33" E., and a chord length of 16.65 feet; (9) thence along the arc of said curve, an arc length of 16.72 feet; (10) thence S.63°04'43" E., a distance of 9.91 feet to the beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of 80°38'56", a chord bearing of S.22°45'15" E., and a chord length of 138.48 feet; (11) thence along the arc of said curve, an arc length of 150.61 feet; (12) thence S.17°34'13" W., a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of 1007.00 feet, and a central angle of 10°01'39", a chord bearing of S.22°35'02" W., and a chord length of 176.01 feet; (13) thence along the

EXHIBIT B

arc of said curve, an arc length of 176.24 feet, to the beginning of a reverse curve to the left, having: a radius of 103.00 feet, and a central angle of $67^{\circ}04'13''$, a chord bearing of $S.05^{\circ}56'15''$ E., and a chord length of 113.80 feet; (14) thence along the arc of said curve, an arc length of 120.57 feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and a central angle of $106^{\circ}27'33''$, a chord bearing of $S.13^{\circ}45'25''$ W., and a chord length of 75.30 feet; (15) thence along the arc of said curve, an arc length of 87.33 feet, to the beginning of a reverse curve to the left, having: a radius of 493.00 feet, and a central angle of $33^{\circ}28'23''$, a chord bearing of $S.50^{\circ}15'00''$ W., and a chord length of 283.94 feet; (16) thence along the arc of said curve, an arc length of 288.02 feet, to the beginning of a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of $95^{\circ}38'30''$, a chord bearing of $S.81^{\circ}20'04''$ W., and a chord length of 158.58 feet; (17) thence along the arc of said curve, an arc length of 178.61 feet; (18) thence $N.50^{\circ}50'41''$ W., a distance of 154.43 feet; (19) thence $N.52^{\circ}07'14''$ W., a distance of 115.22 feet to the beginning of a non-tangent curve to the right, having: a radius of 2265.00 feet, and a central angle of $14^{\circ}52'19''$, a chord bearing of $S.45^{\circ}18'55''$ W., and a chord length of 586.26 feet; (20) thence along the arc of said curve, an arc length of 587.91 feet, to the beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central angle of $14^{\circ}29'30''$, a chord bearing of $S.45^{\circ}30'20''$ W., and a chord length of 538.56 feet; thence continue along said East Right of Way Line of West Villages Boulevard and its southerly extension, along the arc of said curve, an arc length of 540.00 feet to the POINT OF BEGINNING.

Parcel contains 20513797 square feet, or 470.9320 acres, more or less.



NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown herein.
2. The description shown herein has been prepared for this sketch.
3. Bearings shown herein refer to the South line of the Southwest Quarter of Section 9, as having a bearing of S.89°20'16"E.
4. Subject to easements and rights of way of record, if any.

CERTIFIED TO:
MANASOTA BEACH RANCHLANDS, LLLC

JOB NUMBER: 22-05-43 DATE: June 6, 2022

WELLEN PARK, VILLAGE "K" RESIDENTIAL

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766

606 Cypress Avenue Venice Florida 34263
Telephone: (941) 493-1396 Fax: (941) 484-5766

SHEET

RANDALL E. BRITT, REGISTERED LAND SURVEYOR, FLA. CERT. NO. 3979
 14500 N. W. 14th St., Suite 200, Fort Lauderdale, FL 33305
 (305) 555-1111 FAX (305) 555-1112

Parcel contains 2051.797 square feet, or 470 9/320 acres, more or less.

RESOLUTION 2022-17

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 9 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the West Villages Improvement District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) within Unit of Development No. 9 (“Unit No. 9”) as described in the District’s preliminary *Unit of Development No. 9 Master Engineer’s Report*, dated July 14, 2022, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended (the “Assessments”); and

WHEREAS, the District is empowered by Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the assessable real property located within Unit No. 9, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s preliminary *Unit of Development No. 9 Master Special Assessment Methodology Report*, dated July 14, 2022, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2501-A Burns Road, Palm

Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway #A3, Venice, Florida 34293 (collectively, the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the assessable real property located within Unit No. 9.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WEST VILLAGES
IMPROVEMENT DISTRICT:**

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements planned for Unit No. 9 are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$51,000,000 (the “Estimated Cost”).
4. The Assessments will defray approximately \$63,905,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied on all lots and lands within Unit No. 9 adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the real property within Unit No. 9 within the District to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are certified for collection, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands within Unit No. 9 to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Preliminary *Unit of Development No. 9 Master Engineer's Report*, dated July 14, 2022

Exhibit B: Preliminary *Unit of Development No. 9 Master Special Assessment Methodology Report*, dated July 14, 2022

Exhibit A

Preliminary *Unit of Development No. 9 Master Engineer's Report*, dated July 14, 2022

Exhibit B

Preliminary *Unit of Development No. 9 Master Special Assessment Methodology Report*,
dated July 14, 2022

RESOLUTION 2022-18

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 9 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

WHEREAS, the Board of Supervisors of the West Villages Improvement District, (“Board”) has previously adopted Resolution 2022-17, entitled

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 9 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2022-17, a Preliminary Assessment Roll for the District’s proposed Unit of Development No. 9 (“Unit No. 9”) has been prepared and all other conditions precedent set forth in Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway #A3, Venice, Florida 34293 (collectively, the “District Records Office”).

**NOW THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WEST VILLAGES
IMPROVEMENT DISTRICT:**

1. There is hereby declared a public hearing to be held on August 18, 2022 at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements planned for Unit No. 9 within the District, as identified in the Preliminary Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, 2501-A Burns Road, Palm Beach Gardens, Florida 33410.

2. Notice of said hearing shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Sarasota County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary/Assistant

Chairman, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT

Stormwater Management Projection Report (Section
403.9302 F.S.)

JUNE 27, 2022



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida 34232
941.702.9672

SUBMITTED TO
West Villages Improvement District
William Crosley District Manager
19503 S West Villages Parkway, #A3
Venice, Florida 34293

Ms. Kelly Colvin
Sarasota County Public Works-Stormwater
Email: kcolvin@scgov.net

Stormwater Management Projection Report

Table of Contents

1. Introduction	2
2. Detailed Description of the Stormwater System	2
3. Number of Current and Projected Residents	3
4. Stormwater Service Area	3
5. Current and Projected Costs of Providing Service	4
6. Estimated Remaining Useful Life	4
7. Recent 5-Year Funding Status	4
8. Plan to Fund Maintenance or Expansion	5
9. Report Submittal and Documentation	5
10. Engineer’s Certification	5

Table of Tables

Table 3.1 Population Projections	3
Table 5.1 Cost Projections.....	4
Table 6.1 Major Replacement Schedule.....	4
Table 7.1 Funding Sources.....	4

Table of Exhibits

Exhibit 1. Aerial Location Map	6
Exhibit 2. Stormwater Facilities.....	7
Exhibit 3. Service Area Map.....	8
Exhibit 4. Legal Description	9

1. Introduction

This report has been prepared to meet the requirements of Section 403.9302 Florida Statutes – stormwater management projections. The West Villages Improvement District (“District” or “WVID”) does not provide wastewater services and thus is not required to submit a wastewater service projections report under 403.9301 F.S.

The WVID is located entirely within Sarasota County (“County”), Florida with a portion of it being located in the City of North Port (“CONP or “City”). 403.9301(1) specifies independent special districts, including WVID, must provide a report to the County by June 30, 2022. The rule was enacted in 2021 and requires a report submittal every 5 years. This report has been prepared and submitted to satisfy the reporting requirements for 2022.

The WVID is located in southern Sarasota County along US 41, primarily west of River Road (see Exhibit 1). The WVID consists of 12,444 acres and is partially developed with some areas completed, some under construction and some undeveloped.

The District area located in the CONP covers approximately 8,000 acres and will be developed into 12 villages. Villages A, B, and C have been substantially completed; Villages D and F have been partially completed; Villages E, G, and J are presently under construction; and no substantial development has occurred in Villages H, I, K, and L. There are approximately 5,000 residential units as well as 94,000 square feet of commercial area along with the associated stormwater infrastructure in the developed areas of Villages A, B, C, D. The District area within the City has been approved as a Village community. The land uses for the project in the City include single family residential, multi-family residential, commercial, and institutional. The remaining undeveloped phases within the District will be constructed to complete the stormwater system.

The portion of the District in unincorporated Sarasota County includes approximately 3,855 acres as the Winchester at Wellen Park Critical Area Plan that has nine (9) communities that will include 8,999 residential units, 100,000 square feet of industrial/warehouse space, and 100,000 square feet of commercial area. This area is presently undeveloped, and construction of the stormwater system will be completed over the next 20-years.

2. Detailed Description of the Stormwater System

For those portions of the District that have been completed, the master stormwater management system provides for treatment and attenuation of stormwater runoff that will be carried out through man-made retention and detention systems as collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ponds within each village. For the portions of the project within the City, the CONP and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District’s stormwater management facilities. For the portions of the project within Sarasota County, the County and the SWFWMD will regulate the design criteria for the District’s stormwater management facilities

It is expected that the future master stormwater management system planned for the District in the undeveloped villages in the City and the areas in the County will discharge through interconnected ponds and ditches to future lakes. The stormwater management system improvements will adhere to CONP or County design criteria (whichever is applicable) as well as SWFWMD’s design criteria. The criteria requires drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to pre-development discharges and that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for dry and wet retention/detention systems as mandated by the SWFWMD and the City or County (whichever is applicable). Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe system conveying the runoff to the retention/detention areas.

Existing stormwater management facilities consisting of storm conveyance systems and detention ponds and lakes are contained within the District boundaries (see Exhibit 2). Stormwater is discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the detention ponds for water quality treatment and attenuation. The stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s existing stormwater treatment systems are regulated by the County and the SWFWMD. Some stormwater systems are used for the master irrigation system for the community providing the reuse of stormwater as well as irrigation water in some key lakes as per the SWFWMD water use permit.

The system is designed to provide drainage and flood abatement for potential flooding events associated with rainfall for water quality improvements and to reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events. The system falls within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Numbers 12115C0353F, 12115C0355F, 12115C0361F, 12115C0365F, 12115C0370F, dated November 4, 2016 and is located within Flood Zones A and X. The 100-year flood volumes are compensated as required by the City, SWFWMD, and FEMA.

Specifically, the system includes numerous wet ponds and interconnections throughout the District (see Exhibit 2).

The stormwater operation and maintenance program includes, but is not limited to:

- routine mowing of turf associated with stormwater ponds, swales, canal/lake banks;
- debris and trash removal from pond skimmers, inlet grates, ditches, etc.;
- routine ditch cleaning; and
- public outreach and education.

3. Number of Current and Projected Residents

The number of current and projected residents are required to be calculated in 5-year increments for a 20-year period. Unlike a city or county service area, the WVID’s jurisdiction is very limited and cannot be expanded or contracted without approval of the Florida Legislature.

Additionally, the supplemental rule instructions provided by the Office of Economic and Demographic Research (“EDR”) states when an independent special district completely falls within a county or a municipality, EDR will calculate the appropriate population estimates. WVID is located in the City of North Port and Sarasota County, Florida.

Table 3.1 Population Projections

POPULATION PROJECTIONS IN 5-YEAR INCREMENTS				
6/2022	6/2027	6/2032	6/2037	6/2042
To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR

4. Stormwater Service Area

The WVID service area consists of the District lands as shown in Exhibit 2 and included in the service area map (Exhibit 3) and legal description (Exhibit 4). Portions of the District have been completed while other areas are currently being developed. Numerous detention ponds and lakes have been completed in various villages in the CONP. Future phases in the City and County will include additional ponds and lakes for the stormwater system as villages and communities are developed. Future reports will provide for updates as required in the next 5-years.

5. Current and Projected Costs of Providing Service

Table 5.1 provides for a 20-year projection of costs for providing stormwater service in 5-year increments. This was estimated with based on the projected completion of project lakes in future development areas and an increase of 10% every 5-years.

Table 5.1 Cost Projections

CURRENT AND PROJECTS COSTS OF PROVIDING SERVICE BASED ON FISCAL YEAR				
2022	2027	2032	2037	2042
\$202,600	\$924,600	\$1,288,914	\$1,777,700	\$2,486,732

6. Estimated Remaining Useful Life

The remaining useful life of the stormwater system and facilities is estimated to be 25 years. The system is monitored on an annual basis and replacement and repairs are provided as needed to the components of the system. The replacement of inlets and control outfall structures should not be a major expense to the District within the next 20-years. No major replacements, which may include culverts and pipe networks and control structures are expected within the next 20-years. All open stormwater storage areas (ponds) and conveyance systems (ditches) are maintained and have an unlimited service life. New stormwater systems for the future phases of the development are expected to be constructed over the next 20-years and shall be maintained in the same manner as the current system.

Table 6.1 Major Replacement Schedule

MAJOR REPLACEMENT SCHEDULE WITH FUNDING					
PROJECT	CURRENT (2022)	2023-2027	2028-2032	2033-2037	2038-2042
Project name	N/A	N/A	N/A	N/A	N/A

7. Recent 5-Year Funding Status

The District has provided for all expenditures for stormwater services within WVVD over the last 5-years. Annual contributions for all funding are obtained through the assessment authority of the District via annual assessments to each unit within the District. The District's current reserve fund is approximately \$845,545, which is sufficient for future capital needs for maintenance of the existing system. Funding for the expansion of the existing facilities or for future stormwater systems associated with new development will be provided by the developer of each village. The District will monitor this development and adjust future assessments in anticipation of the need to proper provide stormwater services to these new systems.

Table 7.1 Funding Sources

5-YEAR FUNDING SOURCES				
YEAR	ANTICIPATED EXPENDITURES*	BUDGET FUNDS AVAILABLE	RESERVES FUND BALANCE	OTHER
2022	\$202,600	Assessments	\$845,545	N/A
2023	\$207,980	Assessments	TBD Annually	N/A
2024	\$523,124	Assessments	TBD Annually	N/A
2025	\$533,288	Assessments	TBD Annually	N/A
2026	\$546,840	Assessments	TBD Annually	N/A

*Increase in 2024 is in anticipation of the District beginning to maintain stormwater facilities in Villages D, E, and F.

8. Plan to Fund Maintenance or Expansion

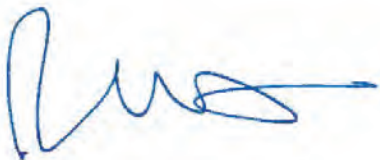
Due to the CDD's funding mechanisms, there are no anticipated funding gaps or unfunded projects. The proposed construction of the future phases will be through additional bond proceeds of developer funding agreements with the District. The future infrastructure stormwater system will be owned by the WVVID.

9. Report Submittal and Documentation

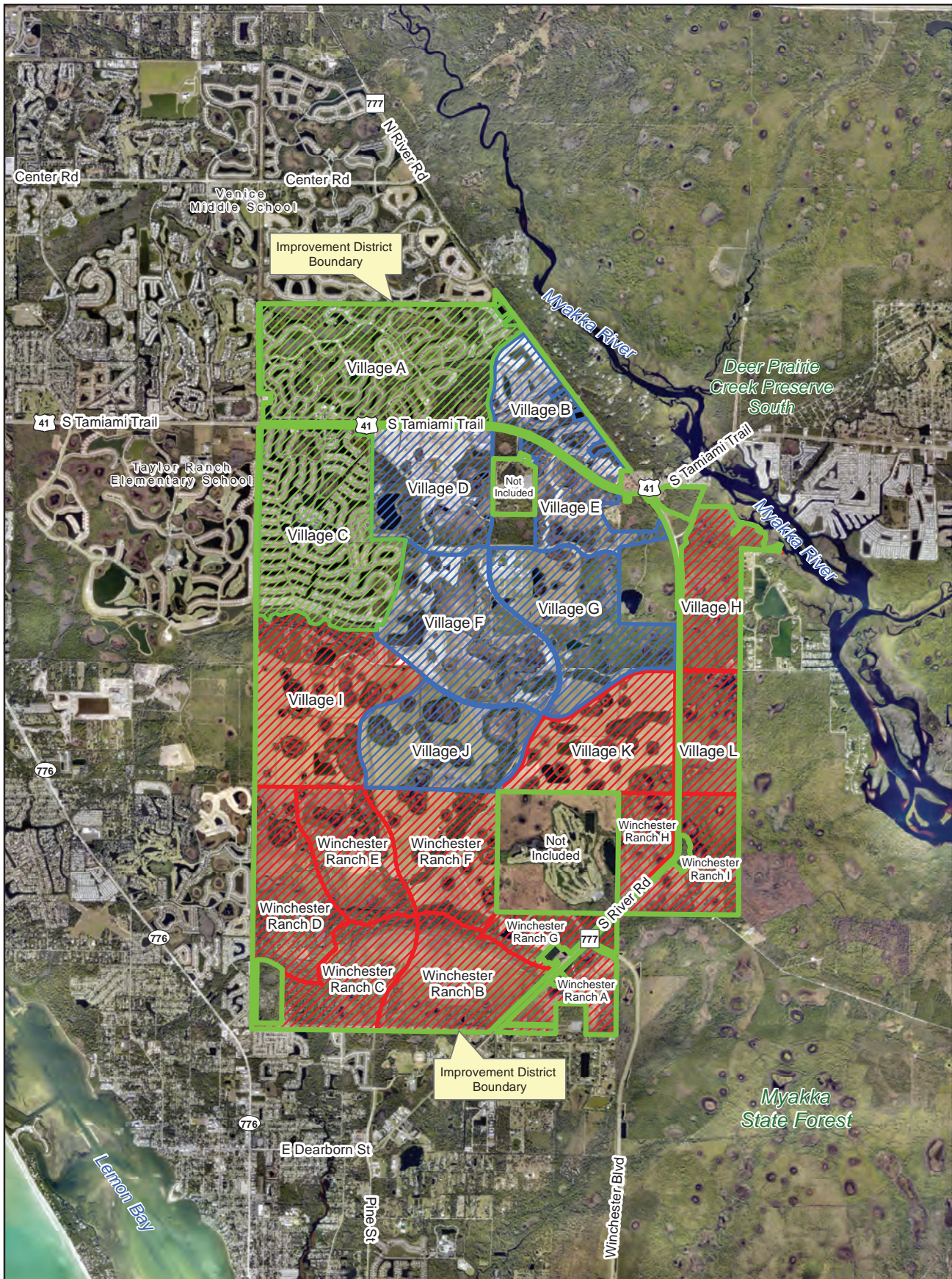
As required by rule, this report is being submitted to Sarasota County. The County is required to compile all reports for their county and submit a consolidated report to the State by July 31, 2022. The attached exhibits include supporting data and illustrations. When used, calculation methodologies have been described in the above narratives.

10. Engineer's Certification

I hereby certify that the foregoing is a true and correct copy of the report for West Villages Improvement District.







Richard Ellis, P.E.
Florida License No. 34228
Dewberry Engineers Inc.

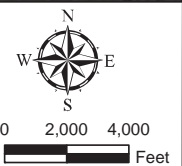


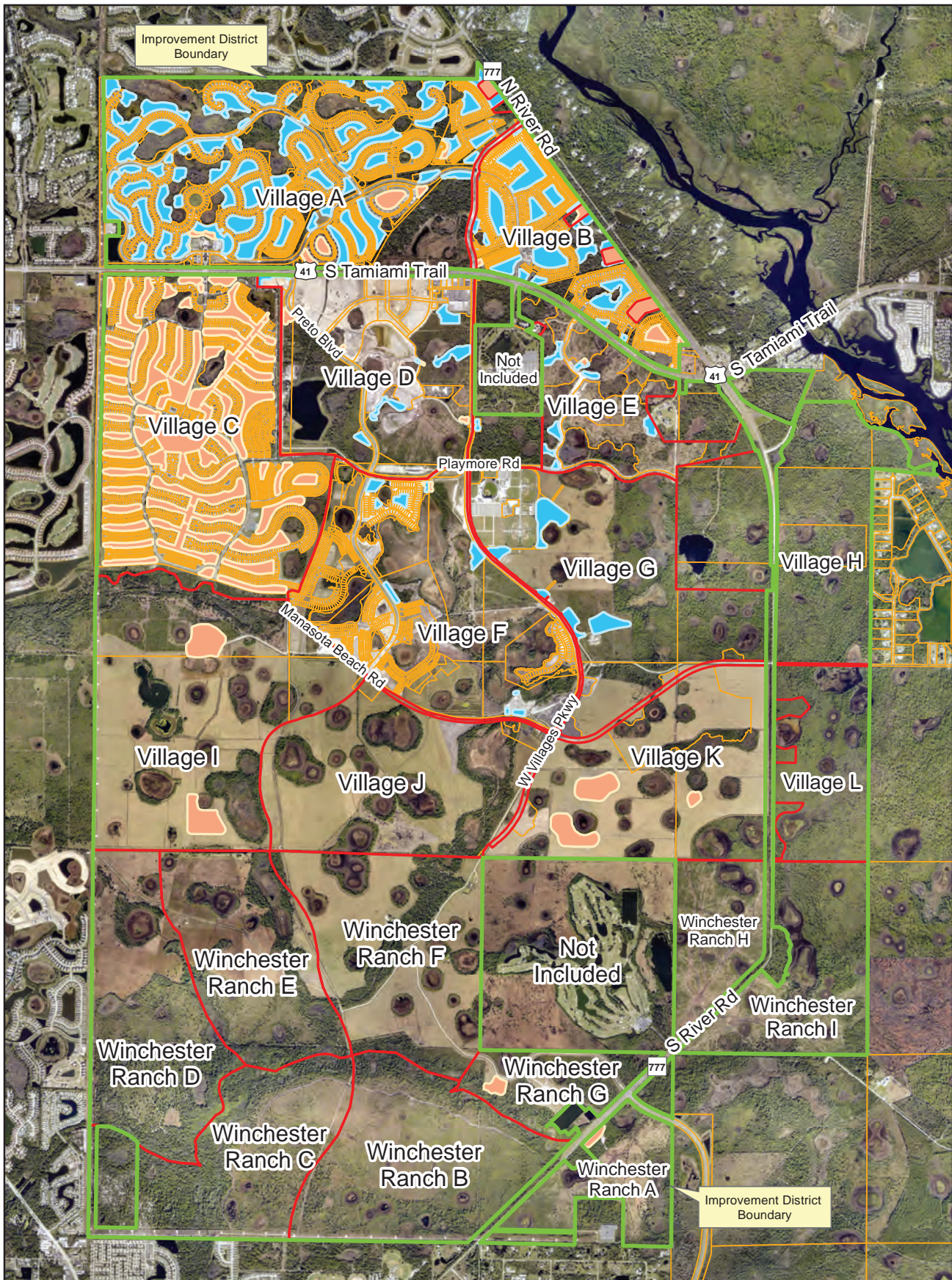
**WEST VILLAGES
IMPROVEMENT DISTRICT
AERIAL LOCATION MAP**

Exhibit 1

Legend

-  IMPROVEMENT DISTRICT BOUNDARY
-  CONSTRUCTED
-  TO BE CONSTRUCTED
-  UNDER CONSTRUCTION



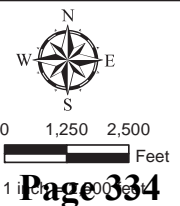


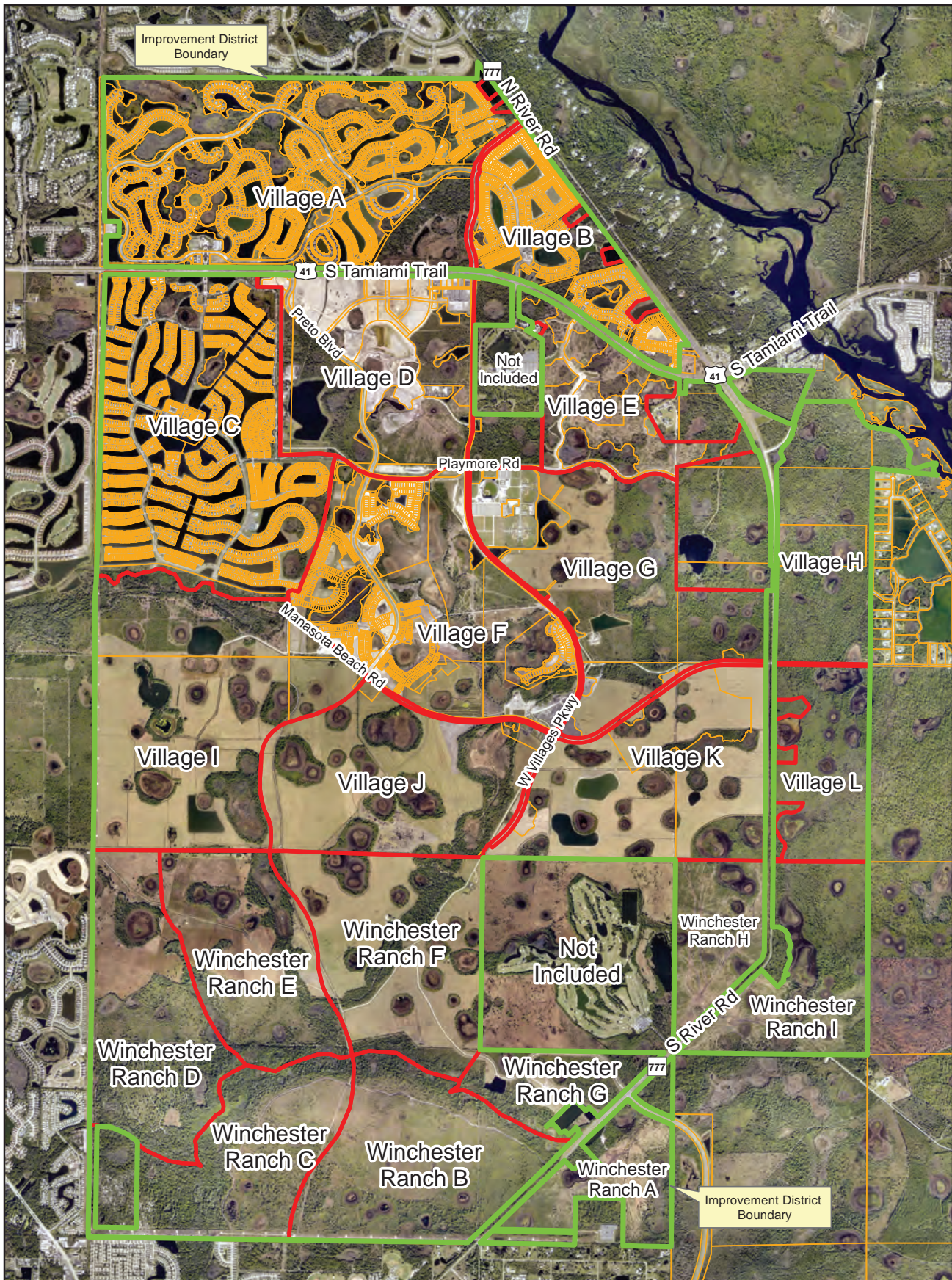
**WEST VILLAGES
IMPROVEMENT DISTRICT
STORMWATER MANAGEMENT
FACILITIES**

Exhibit 2

Legend

- IMPROVEMENT DISTRICT BOUNDARY
- VILLAGE BOUNDARY
- POND OWNED BY DISTRICT
- POND OWNED BY OTHERS





**WEST VILLAGES
IMPROVEMENT DISTRICT
SERVICE AREA MAP**

Exhibit 3

Legend

- IMPROVEMENT DISTRICT BOUNDARY
- VILLAGE BOUNDARY

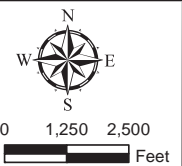


Exhibit 4

THE TERRITORIAL BOUNDARIES OF THE WEST VILLAGES IMPROVEMENT DISTRICT SHALL BE AS FOLLOWS, TO WIT:

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 21, lying Southwesterly of County Road No. 777 (West River Road).

All that part of Section 28, lying West of lands described in official Records Book 2008060371, Public Records of Sarasota County, Florida, (County Road No.777 West River Road).

All of Section 29, less and except the following: Right-of-way for U.S. Highway No. 41 (State Road No. 45).

All of Section 30 less and except the following: Right-of-way for U. S. Highway No. 41 (State Road No. 45); That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida; That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802 and North of the northerly Right of Way line of U.S. Highway No. 41.

All of Section 31 less and except the following: Right-of-way of U. S. Highway 41 (State Road No. 45).

All of Section 32 less and except the following: Right-of-way of U. S. Highway No. 41 (State Road No. 45) That portion conveyed in Official Record Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, (College).

That Portion of Section 33 lying North of U.S. Highway No. 41 (State Road No.45) and West of County Road #777 (West River Road); also, that portion of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45). LESS AND EXCEPT: That portion described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, (College); That portion described in Official Records Book 2389, Page 529, of the Public Records of Sarasota County, Florida, (Sarasota County Fire Station).

All that part of Section 34 described as follows: The North Half of the Northwest Quarter of the Southwest Quarter lying South of U.S. Highway #41 (State Road #45) and West of the right of way of County Road #777 (as realigned) in Official Records Book 2679 at Pages 2750-2574, LESS AND EXCEPT: That portion described in Official Records Instrument #2010051294, of the Public Records of Sarasota County, Florida; That portion described as follows:

Commence at the Southeast Corner of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N89°24'59"W, along the South line of the Southwest 1/4 of said Section 34, a distance of 204.95 feet to a point on the baseline of survey, as shown on the Sarasota County Right-of-Way Map for River Road (Project No. 95790), same being a point on a curve to the left having a radius of 5729.58 feet, a central angle of 05°13'19", a chord bearing of N16°30'08"W, and a chord length of 522.02 feet; thence along said base-line of Survey, and the arc of said curve, an arc length of 522.20 feet; thence S70°53'13"W, perpendicular to said baseline of Survey, a distance of 110.00 feet to the Westerly Right-of-Way Line of South River Road per Official Records Book 2679, Page 2750, Public Records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of N26°52'28"W, and a chord length of 1517.98 feet; thence along said Westerly Right-of-Way Line the following four (4) courses: (1) along

the arc of said curve an arc length of 1522.64 feet; (2) thence S55°21' 4 7"W, a distance of 20.00 feet to a point on a curve to the left having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of N35°38'40"W, and a chord length of 196.90 feet; (3) thence along the arc of said curve an arc length of 196.91 feet; (4) thence N36°39'07"W, a distance of 71.08 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence N89°37'27"W, along the South line of said Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, a distance of 4.10 feet to the Point of Beginning, same being the Southwest corner of the North 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N89°37'27"W, along the South line of the North 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 34, a distance of 108.43 feet; thence N36°45'48"W, a distance of 427.04 feet to the Southerly Right-of-Way Line of U.S. Highway No. 41 (State Road No.45), per Florida Department of Transportation Right-of-Way Map Section 17010-2508, same being a point on a curve to the left having a radius of 3031.73 feet, a central angle of 01°56'33", a chord bearing of N81 °26'05"E, and a chord length of 102.78 feet; thence along said South-erly Right-of-Way Line of U.S. Highway No. 41 (State Road No. 45) and the arc of said curve an arc length of 102.78 feet to the intersection of said Southerly Right-of-Way Line of U.S. Highway No. 41 (State Road No. 45) and the Westerly Right-of-Way Line of South River Road per Official Records Book 2695, Page 1438, Public Records of Sarasota County, Flor-ida; thence S36°39'07"E, along said Westerly Right-of-Way Line of South River Road, a distance of 439.57 feet to a point on the West line of the Northwest¼ of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence S00°09'58"W, along said West line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, a distance of 5.47 feet to the Point of Beginning.

All that part of the NE 1/4 of the SW 1/4 of Section 34, lying easterly of right of way for County Road #777 (as realigned) as per Official Records Book 2679, at Pages 2750-2754, Less lands described in Official Records Instrument Number 1999111833 of the Public Records of Sarasota County, Florida; Also all that part of the West Half of the SE 1/4 of Section 34, lying westerly of maintained right of way for South River Road (Old River Road), and northerly of lands described in Official Records Instrument Number 1999111833, of the Public Records of Sarasota County, Florida, (Right of way for County Road #777).

All that part of the North Half of the Southwest quarter of the Northwest Quarter of Section 34 lying (West of lands described in Official Records Instrument Number 2008060371, of the Public Records of Sarasota County, Florida, River Road County Road No. 777).

All that portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34 (Old River Road), less and except the following: That portion described in Official Record Instrument No. 1999111833, of the Public Records of Sarasota Florida (Right of Way for County Road No. 777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, less and except the following: That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777); The maintained right-of-way of County Road No. 777 (South River Road).

All of Section 4.

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

All of Section 9.

All of Section 10, less and except the following: The maintained right-of-way for County Road No. 777 (South River Road).

All of section 15, less and except the following: The maintained right-of-way for County Road #777 South River Road); Right-of-way Conveyed in Official Record Instrument Number 2000163556, of the Public Records of Sarasota County, Florida; Parcel 202, as described in Official Record Instrument #2008060371, described as follows:

Commence at the Southwest Corner of Section 15, Township 40 South, Range 20 East, Sarasota County, Florida; thence S89°21'19"E, along the South Line of said Section 15, a distance of 49.10 feet, to a point on the baseline of survey as shown on the unrecorded Sarasota County Main-tained Right-of-Way Map for River Road; thence N45°58'14"E, along said baseline of survey, a distance of 3284.46 feet, thence S44°01'46"E, per-pendicular to said baseline of survey, a distance of 39.75 feet to the Point of Beginning; thence N45°58'39"E, a distance of 102.13 feet; to a point on a curve to the left having a radius of 706.58 feet, a central angle of 45°29'01", a chord bearing of N23°13'07"E, and a chord length of 546.30 feet; thence along the arc of said curve an arc length of 560.91 feet; thence N00°28'37"E, a distance of 615.74 feet; thence S89°31'23"E, a distance of 178.13 feet; thence S60°22'18"E, a distance of 188.25 feet; thence S32°42'31"E, a distance of 144.47 feet, to a point on a curve to the left having a radius of 150.00 feet, a central angle of 65°32'10", a chord bearing of S12°01'25"E, and a chord length of 162.37 feet; thence along the arc of said curve an arc length of 171.57 feet; to a point on a curve to the right having a radius of 50.00 feet, a central angle of 48°24'34", a chord bearing of S20°35'14"E, and a chord length of 41.00 feet; thence along the arc of said curve an arc length of 42.25 feet; to a point on a curve to the left having a radius of 55.00 feet, a central angle of 53°04'13", a chord bearing of S22°55'03"E, and a chord length of 49.14 feet; thence along the arc of said curve an arc length of 50.94 feet; to a point on a curve to the right having a radius of 50.00 feet, a central angle of 69°28'55", a chord bearing of S14°42' 42"E, and a chord length of 56.99 feet; thence along the arc of said curve an arc length of 60.63 feet; thence S20° 01' 46"W, a distance of 165.04 feet; thence S09°45'21"E, a distance of 198.48 feet; thence S10°32'59"W, a distance of 77.82 feet; thence S24°01'29"W, a distance of 246.18 feet; thence S16°16'56"W, a distance of 52.07 feet; thence S35°57'16"E, a distance of 117.85 feet; thence S87°27'37"W, a distance of 86.98 feet; thence S45°58'19"W, a distance of 25.22 feet; thence

S05°31'58"W, a distance of 149.54 feet; thence S45°58'39"W, a distance of 223.39 feet; thence N44°01'21"W, a distance of 622.74 feet, to the Point of Beginning.

All of section 17.

All of section 18.

All of section 19, less and except parcel 301, as described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

All of section 20, less and except the following: Maintained right-of-way for County Road #777 (South River Road); Right of way conveyed for County Road #777, described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

All of Section 21, less and except the following: Maintained right-of-way for County Road #777 (South River Road); The SW 1/4 of the SE 1/4; The North 50 feet of the South 380 feet of the SW 1/4 lying East of County Road #777 (South River Road); Right-of-way conveyed in Official Record Book 2097, Page 396, of the Public Records of Sarasota County, Florida (Winchester Boulevard); Right-of-way conveyed in Official Records Instrument Number 2000163556 of the Public Records of Sarasota County, Florida; Parcels 101.A, 101.B, 101.C and 201, described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.